

# PROPOSED AMENDMENTS TO THE LAND USE ELEMENT OF THE TUOLUMNE COUNTY GENERAL PLAN

## CHAPTER 1: LAND USE ELEMENT

### INTRODUCTION

The Land Use Element forms the core of the General Plan by establishing what land uses can be conducted in which locations. This element provides land use diagrams to illustrate the land use designations for all parcels within the unincorporated area of Tuolumne County. This element also addresses the density and intensity to which these land uses can be developed.

The Land Use Element identifies new areas for growth and limits growth in areas that are either "saturated" with development or have limited growth potential due to the lack of adequate public services and facilities and/or are constrained by natural characteristics that do not lend themselves to development, such as steep slopes.

Through the Land Use Element, the boundaries for urban development are established around each of the existing communities in the County and similar boundaries are identified for future communities. The spheres of influence for service districts in each of the communities have been used as a basis for establishing urban development boundaries.

The Land Use Element advocates several strategies for targeting growth. Community plans are proposed to determine land use patterns, zoning, setbacks and design standards within defined areas. Community plans have been formulated for ~~three (3)~~ five (5) areas targeted for growth: Jamestown, Columbia ~~and~~ East Sonora, Tuolumne and Mountain Springs. Other areas targeted for residential growth include Tuolumne, Lime Kiln, Groveland, Big Oak Flat and Lake Don Pedro. Urban residential growth will be limited outside of these areas by designating land for non-urban development.

Through the implementation of programs contained in this plan, targeted development will not compromise the quality of life of the County's current residents. The Land Use Element, along with the other elements contained in this General Plan, features policies and implementation programs to provide safe and well-designed public spaces, preserve the County's heritage, insure the accessibility of services and foster stewardship of the natural environment as the County experiences growth.

#### Approach to Growth

Since 2007, the County of Tuolumne has been participating in *Tuolumne Tomorrow*, a Regional Blueprint planning process for directing future growth and enhancing the quality of life in the County over the next few decades. Through this coordinated effort, the City of Sonora, Tuolumne County, Tuolumne County Transportation Council, and community members developed Guiding Principles for growth and development, and studied the potential effects of the likely land use development pattern and possible alternative growth scenarios on the transportation system, housing, local economy, quality of life, natural resources, and the environment. As a result of this effort, the Distinctive Communities Growth Scenario, as described below, was selected and adopted by the Board of Supervisors as the preferred growth scenario for Tuolumne County in August 2012.

**Distinctive Communities Growth Scenario:**

Within the Distinctive Communities Alternative Growth Scenario each community contains a well defined, cohesive, and compact community built around an appropriately-scaled urban core and community gathering places. The size of each community is based on a locally defined urban development boundary area as well as a defined community boundary. The existing urban development boundaries may be expanded to allow dense growth to occur near existing community nodes. Infill and mixed-use are encouraged to take advantage of existing public infrastructure and services. Residential and commercial areas become more compact within new urban development boundaries promoting mixed-use and higher density residential development to supply housing demand. With compact neighborhoods, auto dependency and new roads are reduced and transportation options are increased.

This scenario will create and provide a mixture of residential, retail, entertainment, office and commercial uses near each other within the urban development boundaries creating active communities. By having compact communities, auto dependency is reduced and walking, bicycling and transit use becomes an increasing form of transportation.

Urban development is centralized within the urban development boundaries with rural development radiating outward to the defined community boundaries. Surrounding rural development will serve as buffers between communities and help meet the functional needs of the natural environment and nearby agriculture production. Rural development may be primarily located on the fringe of defined communities, but clustered or grouped together to make the best use of infrastructure and avoid disruption to agricultural lands and environmentally sensitive areas.

Transportation investments are used to link communities and to support a wide range of mobility choices within individual communities. More than one downtown, community center or pedestrian-oriented center is possible in each community, providing a 5-minute walk (1/4 mile) between home and the core of a community, jobs, recreation, community facilities and transit. Local government policies and programs would work in concert to encourage more complete and economically self-sufficient communities, where residents can live, work, and shop in the same community.

This General Plan has been prepared to implement the Distinctive Communities Growth Scenario. The Tuolumne County Transportation Council adopted a population projection of 63,243 residents in Tuolumne County by the year 2040. The population projections took into account Department of Finance Forecasts, Census Population Projections and past Tuolumne County Transportation Council Adopted Population Projections. According to the California Department of Finance estimates, the County's population is currently 54,360 people. At the time of adoption of this General Plan in 1996, the State Department of Finance projected Tuolumne County's population to grow to 97,100 by the year 2020. This General Plan ~~is~~ was based upon the assumption that Tuolumne County ~~will~~ would reach ~~the~~ that projected population of 63,243 with the caveat that it ~~does~~ did not promote the growth of the County's population to that level. The planning period for this General Plan Update is 25 years, through 2040.

~~Since 1996, the State Department of Finance has reduced its growth projections for Tuolumne County. In 2005, the projected population for the year 2020 is 65,452. In reviewing and updating this Land Use Element in 2005, the County of Tuolumne has reinforced its commitment to plan for and be able to accommodate the growth projected by the State Department of Finance but not to promote the growth of the County's population to that level.~~

The main approach taken in this General Plan is to assume that the County will be prepared and able to accommodate the growth projected, while at the same time, it will adhere to policies that will define where and how development will occur. The General Plan provides guidance in determining the appropriate or desirable locations for this growth, thereby preventing an unnecessary and avoidable scattered pattern of development, which often results in extraordinary demands on public services, above average public service costs and destruction or degradation of valuable resources. ~~—[Resolution 147-06 adopted September 19, 2006]~~

## GOALS, POLICIES AND IMPLEMENTATION PROGRAMS

### Quality of Life

**GOAL 1.A** Protect and enhance the quality of life for all residents of Tuolumne County while facilitating growth and development to meet the present and future needs of the County's residents, visitors and businesses.

### Policies

- 1.A.1 Promote the efficient use of land ~~to and natural resources that~~ conserves natural resources. (BOSPC)
- 1.A.2 Address the impacts associated with new development on natural and cultural resources and conserve such resources where appropriate.
- 1.A.3 Maintain separate and distinct communities.
- 1.A.4 Promote infill and clustered patterns of development that facilitate the efficient and timely provision of urban infrastructure and services.
- 1.A.5 Establish target growth areas to serve community needs and enhance the quality of life by providing for economic, housing and cultural opportunities within existing and new defined communities. Where possible, these target growth areas should be placed near transit stops, commercial centers, and other services.
- 1.A.6 Encourage defined communities to be comprehensively planned and developed as well-balanced, independent communities.
- 1.A.7 ~~Encourage include~~ open areas, green belts, ~~and~~ community parks and other gathering places within and around defined communities. (BOSPC)
- 1.A.8 Encourage the clustering of community-oriented services and amenities in and near residential neighborhoods, including schools, branch libraries, open areas and parks and limited neighborhood commercial uses to provide a focus and community center for neighborhoods.
- 1.A.9 Establish urban development boundaries in existing and proposed defined communities.
- 1.A.10 Encourage growth to be dispersed among the defined communities rather than concentrated in just one or two communities in the County.
- 1.A.11 Promote the stability and productivity of agricultural lands, forest land and industries in Tuolumne County. ~~[Resolution 117-06 adopted September 19, 2006]~~
- 1.A.12 Identify special features or characteristics in areas throughout the County that affect development potential or opportunities for conservation. ~~[Resolution 117-06 adopted September 19, 2006]~~
- 1.A.13 Encourage the extension of services and upgrading services to identified Disadvantaged Legacy Communities.
- 1.A.14 Encourage economic development and a mix of uses in unincorporated urban service areas that minimize the need for nearby residents to travel greater distances to access goods and services.

## Implementation Programs

### 1.A.a Land Use Designations

Provide an appropriate range of land use designations to serve the needs of the residents of the County and designate an adequate amount of land in each land use category to provide a balanced pattern of development. Use overlay designations to recognize special features or characteristics of areas of the County that may affect development potential or create opportunities for conservation of special resources. ~~[Resolution 117-06 adopted September 19, 2006]~~

### 1.A.b Urban Boundaries

Establish urban development boundaries ~~within~~ ~~around~~ defined communities on the General Plan diagrams to promote the efficient use of urban infrastructure and services. This will also serve to promote the improvement of infrastructure within the communities to meet standards for infill development, such as fire flow.

### 1.A.c Areas Within and Around Defined Communities

Designate adequate land in and around existing and new defined communities for urban land uses to provide for the growth projected by the ~~Regional Blueprint planning project, Tuolumne Tomorrow State Department of Finance~~. Limit the future conversion of non-urban designated land to urban designations to parcels immediately adjacent to the urban ~~development~~ ~~growth~~ boundaries established on the General Plan diagrams.

### 1.A.d Areas Between Defined Communities

Designate land between defined communities for non-urban land uses, such as agriculture, timber management, mining, public facilities, open space or rural residential development, to protect the individual character of each defined community and to maintain distinct boundaries between the communities.

### 1.A.e Criteria for Land Uses

Establish criteria for the amount of land for various land uses necessary to meet the needs of the population and maintain a land use pattern that reflects these criteria. For example, the criteria may be a ratio of acres of commercial land per number of residential units within a defined community or the amount of recreational facilities needed per population on a Countywide basis. ~~[Resolution 117-06 adopted September 19, 2006]~~

### 1.A.f Greenbelts, Open Areas, Parks and Recreational Facilities

Designate adequate areas for greenbelts, open areas, parks and recreational facilities in and around defined communities to meet the needs of growing populations and to reflect the needs of the County's changing demographics.

### 1.A.g Economic Development

Designate an adequate amount of land for industrial development, business parks, commercial facilities and recreational development to provide jobs for the County's workforce, facilities for the County's residents and visitors and promote a healthy economy.

1.A.h Community Plans

Formulate community plans for the defined communities that provide adequate lands for community-oriented services and amenities in and near residential neighborhoods, including schools, branch libraries, open areas and parks and limited neighborhood commercial uses to provide a focus and community center for neighborhoods. These plans should also promote the linking of these types of facilities through pedestrian/bicycle paths.

1.A.i Zoning Districts and Standards

Establish zoning districts and standards which are consistent with the density and intensity standards established in this Element.

1.A.j Target Areas for Growth

Establish target areas for growth in existing and new defined communities on the General Plan land use diagrams and zone the land in accordance with these maps.

1.A.k Mixed Use

~~Create a mixed use land use designation to provide for a combination of compatible land uses, such as commercial and high density residential, near community centers.~~ Designate land within defined communities for mixed use in areas that are close to major transportation routes, public transportation stops, commercial centers and community facilities, such as parks. ~~[Resolution 117-06 adopted September 19, 2006]~~ Consider allowing additional commercial facilities in the Mixed Use (M-U) zoning district of the Tuolumne County Ordinance Code. Provide incentives to encourage the creation of mixed use development. Incentives could include a streamlined permitting process, density bonuses, or reduced parking requirements.

1.A.l Community Support

Promote community interest by supporting the efforts of public, private and voluntary organizations, associations and individuals to improve the physical environment of Tuolumne County. For example, support service organizations undertaking projects to improve the communities, such as building bus shelters, cleaning up roadsides or constructing park and recreation facilities.

1.A.m Conserve Agricultural and Forest Lands

Establish standards for the conversion of lands designated as Agricultural (AG) or Timber Production (TPZ) or other forest lands by the General Plan Land Use Diagrams to other land use designations. ~~[Resolution 117-06 adopted September 19, 2006]~~

1.A.n Extend Services to Disadvantaged Legacy Communities

Promote the extension of public water, sewer, stormwater drainage and structural fire protection services to identified Disadvantaged Legacy Communities as depicted in Appendix 1.A, where feasible, and identify funding mechanisms that could make the extension of services and facilities to these communities financially feasible.

1.A.o Walkability

Establish criteria for walkability for the various land uses within the urban development boundaries to encourage development of active communities. The criteria may include a

maximum walking distance to transit nodes from multi-unit housing of specific densities or a requirement for the provision of pedestrian routes connecting specific land uses to transit stops.

1.A.p Provide Incentives

Provide incentives to applicants with approved undeveloped projects that are modified to be consistent with the Distinctive Communities Growth Scenario. Incentives would apply to proposed projects located in High Density or Medium Density designated areas where allowable densities have been increased as part of implementation of the Distinctive Communities Growth Scenario.

## **Incompatible Land Uses**

### **GOAL 1.B Minimize conflicts between incompatible land uses.**

#### **Policies**

- 1.B.1 Protect existing land uses from the infringement of and impacts associated with incompatible land uses.
- 1.B.2 Protect public facilities, such as the County's airports, from the infringement of incompatible land uses.
- 1.B.3 Maintain information in the County's land use diagrams to identify military "low-level flight paths".

#### **Implementation Programs**

- 1.B.a Land Uses Compatible With Non-Residential Uses
- Designate, where possible, land around existing non-residential land uses, such as agriculture, timberlands, mining preserves and industry, for new development that is compatible with these existing uses.
- 1.B.b County Airports
- Designate land around the County's airports for uses that are consistent with the Tuolumne County Airport Land Use Compatibility Plan and airport master plans. [\[Resolution 117-06 adopted September 19, 2006\]](#)
- 1.B.c Public Facilities
- Designate land around public facilities, such as sewer plants, for uses that are compatible with these uses.
- 1.B.d Land Uses Compatible with Residential Uses
- Designate, where possible, land around existing residential neighborhoods for uses that are compatible with residences. Designate areas for new urban residential development away from existing incompatible land uses, such as agriculture, mining and industrial uses ~~industry~~.
- 1.B.e Solid Waste Facilities

Identify all the solid waste facilities in the County on the General Plan Land Use Diagrams and designate land around these facilities for compatible land uses recognizing that some potentially incompatible land uses may already exist.

1.B.f Compliance With Integrated Waste Management Plan

Require proposed solid waste facilities and all other new development to comply with the Tuolumne County Integrated Waste Management Plan and all adopted elements thereof.

1.B.g Notify Military of Proposed Developments

Provide early notification to the military of proposed developments that have the potential to affect military operations, testing or training activities within the identified military low-level flight paths.

### **Jobs-Housing Balance**

**GOAL 1.C Promote a jobs-housing balance in the County and encourage new defined communities to be designed to provide a jobs-housing balance.**

#### **Policies**

- 1.C.1 Concentrate most new growth within existing communities and designated new defined communities, emphasizing infill development, intensified use of existing development and expanded services, so individual communities become more complete, diverse and balanced.
- 1.C.2 Encourage urban residential development projects of 100 or more units, except those targeted for seniors or retirees, ~~to be phased or timed to occur simultaneously with development that will provide primary wage earner jobs unless the need for housing dictates otherwise~~ to be located in proximity to job centers.
- 1.C.3 Provide for a jobs-housing balance on a Countywide basis instead of just community basis to recognize that some communities in the County are not suited for extensive job-related development.

#### **Implementation Programs**

- 1.C.a Employment Generating Land Uses
- Designate adequate land for commercial, recreational, industrial, and business park and mixed use development within and near defined communities that have adequate infrastructure and services to meet the employment needs as the County grows.
- 1.C.b Coordination of New Residential Development With Creation of Jobs
- Encourage new residential development projects of 100 or more units, except those targeted for seniors or retirees, to be phased to occur with development that will provide for new jobs in the County unless the need for housing dictates otherwise.
- 1.C.c Jobs-Housing Balance Monitoring Program
- Encourage a Countywide jobs-housing balance instead of on a community basis to recognize that some communities in the County are not suited for extensive job-related or residential-related development.

~~Establish and maintain a program to monitor the jobs-housing balance in Tuolumne County. The monitoring program should include the following elements:~~

- ~~1. Annual changes and five-year trendlines for the number of jobs and number of housing units and, if available, workers per household.~~
- ~~2. Annual changes and five-year trendlines for household incomes compared with the median prices and rents of housing.~~
- ~~3. Changes in the transportation system or related communications technologies that would significantly affect current reliance on automobile commuting.~~

~~This information will provide a database for use by the County and interested groups and individuals, such as chambers of commerce and economic development organizations, in promoting economic prosperity in Tuolumne County. The information will also be valuable to the County and to developers in determining the housing needs of Tuolumne County's workforce.~~

## **Alternative Transportation Systems**

**GOAL 1.D      Encourage development that promotes the use of alternative transportation systems.**

### **Policies**

- 1.D.1            Encourage pedestrian oriented development to reduce the use of motor vehicles.
- 1.D.2            Promote neighborhood commercial development that provides retail stores and service businesses within walking distance of residential areas.
- 1.D.3            Encourage urban residential development projects located within ¼ mile of a transit stop.
- 1.D.4            Utilize planning tools and incentives to encourage transit oriented development.
- 1.D.5            Promote the provision of multi-modal access to activity centers such as public facilities, commercial centers and corridors, employment centers, transit stops, schools, parks, recreation areas, and tourist attractions.

### **Implementation Programs**

- 1.D.a            Development Near Public Transportation Facilities
- Designate areas for new higher-density residential uses and appropriate support services within walking distance of public transportation facilities.
- 1.D.b            Mixed Use
- Designate land for integrated mixed-use areas including residential, retail, office, recreational, open space and public uses to facilitate travel by transit, bicycle or foot, as well as automobile.
- 1.D.c            Neighborhood Commercial
- Designate land for neighborhood commercial development within walking distance of residential areas.



1.D.d

Bicycle/Pedestrian Facilities

Identify routes for new bicycle and/or pedestrian facilities to link existing residential development to nearby commercial areas and community centers and facilities, such as schools, and to link existing and new defined communities to one another where feasible.

1.D.e Development Near Transit Stops

Provide incentives to encourage high and medium density residential development projects located within ¼ mile of a transit stop. Incentives could include a streamlined permitting process, increased densities or reduced on-site parking requirements.

1.D.f Transit Oriented Development

Encourage transit oriented development by providing planning tools, such as design guidelines, and incentives, such as a streamlined permitting process, increased densities or reduced on-site parking requirements.

1.D.g Sidewalk Priority Plan

Consider developing a Sidewalk Priority Plan identifying all existing sidewalks as well as future sidewalks throughout the County. Prioritize retrofitting existing and constructing new sidewalks that connect residents to schools, bus lines and other transit stops, and parks and open space. Priorities may be driven by surveys, health and collision data, and community input.

1.D.h Update Street Design Standards

Update the local street design standards for urban areas **where practicable** to include Universal Design criteria for street infrastructure such as sidewalks, pedestrian curb ramps, crosswalks, street lighting, shade trees, and curb extensions to accommodate all users, including people with disabilities and other special needs. **(BOSPC)**

## **Residential Land Uses**

**GOAL 1.E Designate adequate land in appropriate areas to accommodate a range of residential densities and amenities to accommodate the housing needs of all income groups residing in Tuolumne County.**

### **Policies**

- 1.E.1 Promote affordable housing throughout Tuolumne County.
- 1.E.2 Promote the concentration of new high and medium density residential development along ~~major~~ urban transportation corridors and transit routes and near community centers, major commercial areas and neighborhood commercial centers to promote alternative means of transportation.
- 1.E.3 Separate or buffer new urban residential development from land uses that potentially conflict with housing, such as agriculture, mining, industry, airports and sewage treatment facilities.
- 1.E.4 Encourage new residential development to be designed to reflect and consider natural features, visibility of structures and the relationship of the development to surrounding land uses.
- 1.E.5 Require new residential development of five or more units to participate in the provision of recreational facilities for their residents as follows:
  - a. For multiple family housing developments, such as apartments, or mobilehome parks, recreational facilities shall be provided on site.

- b. For residential subdivisions, the subdivider may propose to provide recreational facilities on-site, pay an in-lieu recreation fee or dedicate land for public recreational facilities, or a combination thereof to the Board of Supervisors, which shall have authority for determining how required recreational facilities will be provided. ~~[Resolution 117-06 adopted September 19, 2006]~~
- 1.E.6 Require residential subdivisions to be designed to provide well-connected internal and external streets and pedestrian facilities, where appropriate.
- 1.E.7 Require new residential development with a density in excess of one (1) dwelling unit per two (2) acres to be served with public water.
- 1.E.8 Require new residential development with a density of, or exceeding, three (3) dwelling units per one (1) acre to be served with public sewer.
- 1.E.9 Require all new residential development to have adequate fire protection which may include design and maintenance features that contribute to the protection of the County from the losses associated with wildland fire.
- ~~1.E.10 Maintain standards for the provision of public water and sewer systems and fire protection infrastructure for new residential development.~~

### Implementation Programs

- 1.E.a Incentives for Affordable Housing

Continue to provide incentives to developers to build new housing units that are affordable for the County's residents. These incentives shall include density bonuses, "fast-track" processing of land development permits, reduced parcel sizes and waivers of fees for affordable/achievable housing units, as defined by the County of Tuolumne. ~~[Resolution 117-06 adopted September 19, 2006]~~
- 1.E.b Adequate Land to Meet Housing Needs

Designate an adequate amount of land in various density and parcel size ranges to meet the need of all income levels of the County's growing population.
- 1.E.c Promotion of Public Transportation Facilities

Designate areas for new mixed-use, high and medium density residential development and appropriate support services within walking distance of public transportation facilities.
- 1.E.d Correlation of Land Uses

Designate land on the General Plan diagrams for mixed-use, high and medium density residential development near community centers, major commercial areas, neighborhood commercial centers and integrated mixed-use areas which may include residential, retail, office, open areas and public uses to provide for travel by bicycle or foot, as well as automobile. ~~[Resolution 117-06 adopted September 19, 2006]~~
- 1.E.e Compatible Land Uses

Designate, where possible, land around existing residential neighborhoods for uses that are compatible with residences. Designate areas for new urban residential development

away from existing incompatible land uses, such as agriculture, mining, industry, solid waste facilities, airports and sewage treatment facilities.

1.E.f Development Standards

~~Establish~~ Maintain development standards for new residential subdivisions and other housing projects that reflect and consider natural and cultural features, noise exposure of residents, fire hazard, circulation, access and the relationship of the development to surrounding land uses. These requirements ~~will~~ determine residential densities and patterns which may result in a density that is less than the maximum specified by General Plan designations. ~~[Resolution 117-06 adopted September 19, 2006]~~

1.E.g Open Areas and Recreational Facilities

~~Establish standards in the Tuolumne County Ordinance Code for the provision of open areas and recreational facilities for new residential development consisting of five or more dwelling units. These standards shall provide alternatives for providing recreational facilities in new subdivisions in accordance with the California Government Code, including on-site facilities, payment of in-lieu recreation fees or dedication of land for public recreational facilities.~~ The existing requirements for open areas and recreation facilities for multiple family housing development in the County Ordinance Code should be reviewed and updated.

1.E.h ~~Pedestrian Facilities~~ Subdivision Development Standards

Establish development standards for new residential subdivisions to require them to be designed to provide well-connected internal and external streets and new urban density subdivisions to provide pedestrian facilities such as sidewalks, pedestrian curb ramps, crosswalks, street lighting, shade trees, and curb extensions, where appropriate. Amend Title 11 of the Tuolumne County Ordinance Code to reflect these development standards.

1.E.i Public Water Requirements

Continue to require new residential development with a density in excess of one (1) dwelling unit per two (2) acres to be served with public water in accordance with the General Plan and Tuolumne County Ordinance Code requirements.

1.E.j Public Sewer Requirements

Continue to require new residential development with a density of, or exceeding, three (3) dwelling units per one (1) acre to be served with public sewer in accordance with the General Plan and Tuolumne County Ordinance Code requirements.

1.E.k Fire Protection

Continue to require all new residential development to have adequate fire protection which may include design and maintenance features that contribute to the protection of the County from the losses associated with wildland fire. Periodically update the County's fire protection standards to reflect new information and technology concerning fire prevention in wildland areas.

1.E.l Achieve Maximum Density in LDR Designation

Consider amending the Uniform Zoning Ordinance to allow land designated Low Density Residential (LDR) by the General Plan land use diagrams to be divided into

six parcels per acre without requiring an exception to the development standards. (BOSPC)

1.E.m Detached Secondary Single-Family Dwelling in the R-1 District

Consider amending the Uniform Zoning Ordinance to allow detached secondary single-family dwellings not exceeding 1,200 square feet of living area as a permitted use in the R-a (Single-Family Residential) zoning district when the parcel meets the cul-de-sac length limit specified in the Ordinance Code. Secondary single-family dwellings exceeding 1,200 square feet on parcels meeting the cul-de-sac length limit could be allowed subject to securing a Use Permit. (BOSPC)

## Commercial Land Uses

**GOAL 1.F** Promote the development of commercial uses to meet the present and future needs of Tuolumne County's residents and visitors and maintain economic vitality.

### Policies

- 1.F.1 ~~Reduce the County's retail leakage by encouraging the provision of goods and services that residents have historically had to travel outside the County to obtain. [Resolution 117-06 adopted September 19, 2006]~~ Encourage the retention and expansion of existing businesses.
- 1.F.2 Encourage new commercial centers to be designed to facilitate pedestrian circulation within and between commercial sites and nearby residential areas rather than being designed primarily to serve vehicular circulation.
- 1.F.3 Promote neighborhood commercial development that provides retail stores and service businesses within walking distance of residential areas.
- 1.F.4 Require new commercial development to be designed to minimize the visual impact of parking areas on public transportation routes and on surrounding viewsheds. ~~[Resolution 117-06 adopted September 19, 2006]~~
- 1.F.5 Promote new commercial development in rural communities that provides for the immediate needs of the local residents and services to tourists. The scale and character of such commercial development should be compatible with and complement the surrounding area.
- 1.F.6 Encourage new commercial development in historic communities to be designed to be compatible with the scale and architectural style of the historic buildings.
- 1.F.7 Maintain a ~~continuous~~ consistent building setback for commercial development on all street frontages in historic communities to reflect the historic "Main Street" character and ambiance.
- 1.F.8 Encourage parking for commercial development in historic districts to be consolidated in well-designed and landscaped lots or parking structures.
- 1.F.9 Encourage new commercial development in community centers to be designed to integrate open ~~areas~~ spaces into the urban fabric where possible, especially taking advantage of any natural and cultural amenities such as creeks, hillsides, scenic views, historic buildings and structures, and archaeological sites. ~~[Resolution 117-06 adopted September 19, 2006]~~ (BOSPC)

- 1.F.10 Require development on land designated NC (Neighborhood Commercial), GC (General Commercial) and HC (Heavy Commercial) to be served with public water and sewer. ~~[Resolution 188-98 adopted September 1, 1998]~~
- 1.F.11 Allow development on land designated SC (Special Commercial) to be served by private water and sewage disposal systems provided that they are first approved by the ~~jurisdictional agency~~ ~~Tuolumne County Environmental Health Division~~.
- 1.F.12 Require all new commercial development to have adequate fire protection which may include design and maintenance features that contribute to the protection of the County from the losses associated with wildland fire.

### Implementation Programs

- 1.F.a Adequate Land to Meet Commercial Needs
- Designate adequate amounts of land in appropriate areas for new commercial development to meet the needs of the County's residents and visitors as growth occurs in order to encourage the reduction of the County's retail leakage.
- 1.F.b Encourage New Businesses
- Encourage the development of new businesses that will provide employment and diversify the local economy by maintaining a database of available sites, fast track permit processing and pre-zoning suitable sites for commercial development.
- 1.F.c Encourage Development to Facilitate Pedestrians
- Encourage new commercial centers to be designed to facilitate pedestrian circulation within and between commercial sites and nearby residential areas rather than being designed primarily to serve vehicular circulation.
- 1.F.d Neighborhood Commercial Development
- Designate land for neighborhood commercial development within walking distance of residential areas to encourage alternative methods of transportation and eliminate the dependence on automobile transportation.
- 1.F.e Development of Parking Areas
- Encourage new commercial development to locate parking areas behind buildings or sufficiently screen them from public roads and surrounding viewsheds. ~~[Resolution 117-06 adopted September 19, 2006]~~
- 1.F.f ~~Reduced Standards for~~ Commercial Development in Rural Areas
- Provide for commercial facilities in rural areas that have limited public services by ~~establishing~~ ~~maintaining~~ a land use designation for such facilities that has unique development standards. ~~Formulate standards for commercial facilities in rural areas that are less restrictive than commercial development in urban areas but require the scale and character of such commercial development to be compatible with and complement the surrounding area.~~
- 1.F.g Architectural Guidelines

Establish design guidelines for new commercial development in communities desiring design review to be designed to be compatible with the scale and architectural style of the existing buildings. ~~[Resolution 117-06 adopted September 19, 2006]~~

1.F.h Building Setbacks in Historic Areas

Establish building setbacks in historic communities that follow the same line as the historic structures to maintain a ~~continuous~~ consistent commercial facade on all street frontages.

1.F.i Parking Standards in Historic Areas

Amend the Uniform Zoning Ordinance, Title 17 of the Tuolumne County Ordinance Code, to provide for off-site parking in historic districts to encourage parking for new commercial development to be consolidated in well-designed and landscaped lots or parking structures instead of on-site and to recognize the limitations of constructing parking facilities on undersized historic parcels.

1.F.j Design Guidelines

Adopt design guidelines for new commercial development within defined communities desiring design review to reflect the character of the individual community and, where appropriate, to integrate open areas into the development, taking advantage of any natural and cultural amenities such as creeks, hillsides, scenic views, historic buildings and structures, and archaeological sites. ~~[Resolution 117-06 adopted September 19, 2006]~~

1.F.k Public Water and Sewer Requirements

Continue to require development on land designated NC (Neighborhood Commercial), GC (General Commercial) or HC (Heavy Commercial) to be served with public water and sewer. ~~[Resolution 188-98 adopted September 1, 1998]~~

1.F.l Service Requirements in Rural Areas

~~Amend the Tuolumne County Ordinance Code~~ Continue to allow development on land designated SC (Special Commercial) to be served by private water and sewage disposal systems provided that they are first approved by the ~~Tuolumne County Environmental Health Division~~ jurisdictional agency.

1.F.m Fire Protection

Continue to require all new commercial development to have adequate fire protection which may include design and maintenance features that contribute to the protection of the County from the losses associated with wildland fire. Periodically update the County's fire protection standards to reflect new information and technology concerning fire prevention in wildland areas.

## Industrial Land Uses

**GOAL 1.G Promote the development of industrial uses to meet the present and future needs of Tuolumne County's residents and to provide jobs and promote economic vitality.**

## Policies

- 1.G.1 Designate adequate amounts of land in appropriate areas for industrial development that are suitable for accommodating a variety of industrial uses and uses to support industry.
- 1.G.2 Require industrial development to meet performance standards based on factors of noise, odor, traffic, air and water pollution, and underground resources in order to minimize its impacts on established or proposed non-industrial uses. ~~[Resolution 117-06 adopted September 19, 2006]~~
- 1.G.3 Encourage industrial development in specifically defined geographic areas having appropriate ~~location and environmental~~ characteristics including:
- All weather surface access roads.
  - Adequate fire protection.
  - ~~Location~~ Located outside areas of ~~extreme~~ very high fire hazard or can be made fire safe through facility design.
  - ~~Location~~ Located outside areas where industrial development would create adverse noise and traffic impacts on nearby non-industrial development.
  - Capability of being served by public water and public sewer systems, or capability of functioning on private systems without any adverse health impact.
  - ~~Location~~ Located in proximity to transportation routes or air transportation.\*
- 1.G.4 Protect existing industrial development from the infringement of potentially incompatible land uses, such as urban residential development.
- 1.G.5 Encourage new industries to locate in the County which utilize the output of existing lumber and natural resource processors and other industries that can provide a broad economic base for Tuolumne County.
- 1.G.6 Encourage new industrial development to be designed to minimize the visual impact of parking areas on public transportation routes and on surrounding viewsheds. ~~[Resolution 117-06 adopted September 19, 2006]~~
- 1.G.7 Encourage new industrial development in or immediately adjacent to historic communities to be designed to be compatible with the scale and architectural style of the historic buildings.
- 1.G.8 Allow industrial development to be served by private water and sewage disposal systems provided that they are first approved by the agency having jurisdiction over such systems Tuolumne County Environmental Health Division.
- 1.G.9 Require all new industrial development to have adequate fire protection which may include design and maintenance features that contribute to the protection of the County from the losses associated with wildland fire.

## Implementation Programs

- 1.G.a Designation of Land For Industrial Development
- Designate specific areas for industrial development that are suitable for accommodating a variety of industrial uses and uses to support industry, to provide jobs for the County's ~~growing~~ population and that have the following ~~location and environmental~~ characteristics including:
- All weather surface access roads.
  - Adequate fire protection.



- ~~Location~~ Located outside areas of ~~extreme~~ very high fire hazard or can be made fire safe through facility design. (BOSPC)
- ~~Location~~ Located outside areas where industrial development would create adverse noise and traffic impacts on nearby non-industrial development.
- Capability of being served by public water and public sewer systems, or capability of functioning on private systems without any adverse health impact.
- ~~Location~~ Located in close proximity to transportation routes or air transportation.

1.G.b Development Standards

Establish standards for industrial development that are based upon factors of noise, odor, traffic, air and water pollution, and underground resources in order to minimize its impacts on established or proposed non-industrial uses. ~~[Resolution 117-06 adopted September 19, 2006]~~

1.G.c Buffer Areas

Consider buffer areas around existing industrial land uses to protect them from infringement of new residential and other potentially incompatible land uses. These buffer areas may include building setbacks and/or limiting land uses within an established distance of these existing land uses.

1.G.d Encourage New Industries

Encourage the development of new industry that will provide employment opportunities and strengthen the local economy by maintaining a database of available sites, fast track permit processing and pre-zoning suitable sites for industrial development.

1.G.e Development of Parking Areas

Encourage new industrial development to be designed with parking areas located behind buildings or sufficiently screened from public roads and surrounding viewsheds. ~~[Resolution 117-06 adopted September 19, 2006]~~

1.G.f Architectural Guidelines

Establish design guidelines for new industrial development in or immediately adjacent to historic communities desiring design review to be designed to be compatible with the scale and architectural style of the historic buildings.

1.G.g Service Requirements

Continue to allow industrial development to be served by private water and sewage disposal systems provided that they are first approved by the agency having jurisdiction by law ~~Tuolumne County Environmental Health Division.~~

1.G.h Fire Protection

Continue to require all new industrial development to have adequate fire protection which may include design and maintenance features that contribute to the protection of the County from the losses associated with wildland fire. Periodically update the County's fire protection standards to reflect new information and technology concerning fire prevention in wildland areas.

## LAND USE DIAGRAMS AND STANDARDS

The General Plan diagrams indicate the type, intensity and distribution of land uses throughout the unincorporated portion of Tuolumne County. Territory within the City of Sonora, the only incorporated community in Tuolumne County, is not included because the City maintains its own separate General Plan and exercises land use authority controls within its jurisdiction that are distinct and separate from those of the County of Tuolumne.

Appropriate areas for various land uses are identified on the General Plan land use diagrams. Twenty (20) primary designations have been established to provide a mixture of land uses for the 1.4 million acres comprising Tuolumne County. Overlay designations have also been established to recognize areas that have constraints to development or opportunities for conserving valuable resources. The primary land use designations established by the General Plan, and depicted on the General Plan diagrams, are listed below in Figure 1.1 along with the approximate acreage and percent of total acreage in the County for each land use designation [~~Resolution 188-98 adopted September 1, 1998; Resolution 25-99 adopted February 23, 1999; Resolution 117-06 adopted September 19, 2006~~]:

**Figure 1.1**

### DISTRIBUTION OF GENERAL PLAN LAND USE DESIGNATIONS

| GENERAL PLAN DESIGNATION |                            | ACREAGE                           | % OF TOTAL ACREAGE       |
|--------------------------|----------------------------|-----------------------------------|--------------------------|
| <b>HDR</b>               | High Density Residential   | <del>587</del> 814                | 0.04%                    |
| <b>MDR</b>               | Medium Density Residential | <del>130</del> 245                | <del>0.01%</del> 0.02%   |
| <b>LDR</b>               | Low Density Residential    | <del>10,618</del> 13,143          | <del>0.73%</del> 0.90%   |
| <b>ER</b>                | Estate Residential         | <del>13,216</del> 15,237          | <del>0.91%</del> 1.05%   |
| <b>HR</b>                | Homestead Residential      | <del>6,486</del> 4,647            | <del>0.44%</del> 0.32%   |
| <b>RR</b>                | Rural Residential          | <del>30,644</del> 33,349          | <del>2.10%</del> 2.29%   |
| <b>LR</b>                | Large Lot Residential      | <del>12,115</del> 9,483           | <del>0.83%</del> 0.65%   |
| <b>AG</b>                | Agricultural               | <del>163,241</del> 157,040        | <del>11.20%</del> 10.80% |
| <b>TPZ</b>               | Timber Production          | <del>87,309</del> 85,634          | <del>5.99%</del> 5.89%   |
| <b>O</b>                 | Open Space                 | <del>835</del> 861                | 0.06%                    |
| <b>P</b>                 | Public                     | <del>1,124,177</del><br>1,124,480 | <del>77.10%</del> 77.31% |
| <b>R/P</b>               | Parks and Recreation       | <del>4,827</del> 5,907            | <del>0.33%</del> 0.41%   |
| <b>NC</b>                | Neighborhood Commercial    | <del>102</del> 73                 | 0.01%                    |
| <b>GC</b>                | General Commercial         | <del>717</del> 694                | 0.05%                    |
| <b>HC</b>                | Heavy Commercial           | <del>111</del> 107                | 0.01%                    |
| <b>SC</b>                | Special Commercial         | <del>585</del> 572                | 0.04%                    |
| <b>BP</b>                | Business Park              | <del>736</del> 329                | <del>0.05%</del> 0.02%   |
| <b>LI</b>                | Light Industrial           | <del>527</del> 583                | 0.04%                    |
| <b>HI</b>                | Heavy Industrial           | <del>906</del> 1,037              | <del>0.06%</del> 0.07%   |

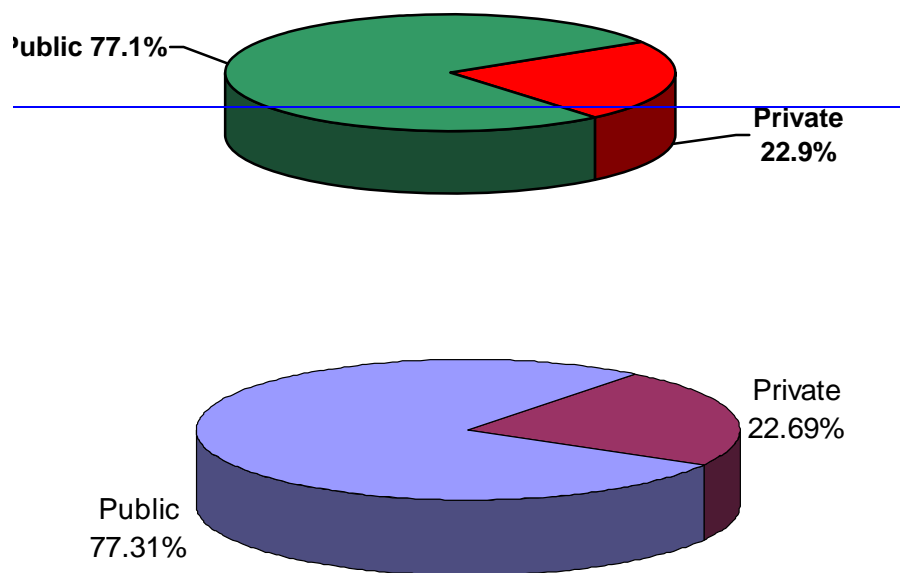
| GENERAL PLAN DESIGNATION |           | ACREAGE                                      | % OF TOTAL ACREAGE |
|--------------------------|-----------|--|--------------------|
| <b>MU</b>                | Mixed Use | <del>252,327</del>                           | 0.02%              |
| Total Acreage            |           | <del>1,458,121</del><br><del>1,454,562</del> | (100%)             |

[Resolution 117-06 adopted September 19, 2006]

The graph in Figure 1.2 further illustrates the comparison of the amount of acreage designated for each of the various General Plan land use designations. ~~[Resolution 188-98 adopted September 1, 1998; Resolution 25-99 adopted February 23, 1999];~~

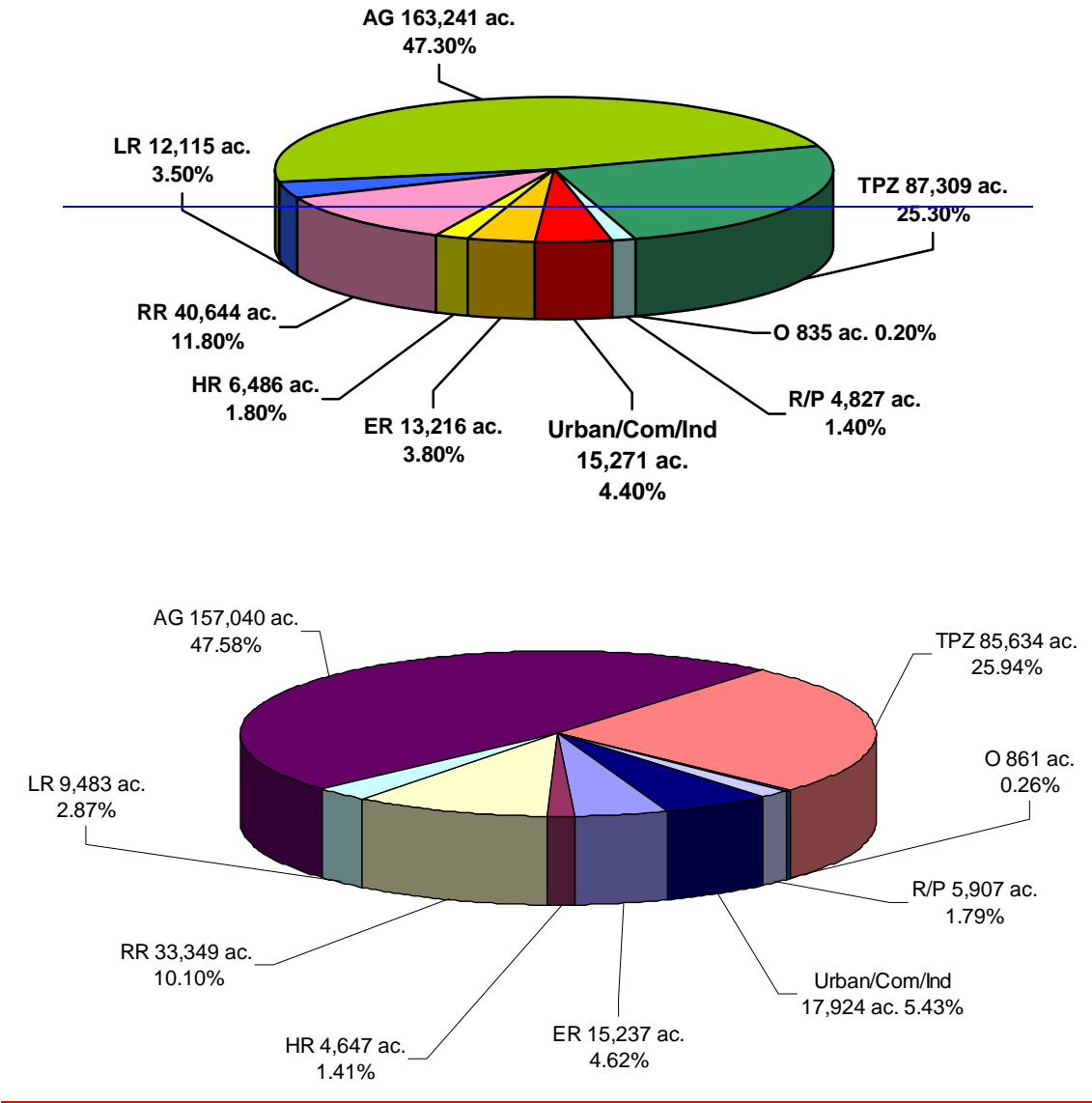
**Figure 1.2**  
**COMPARISON OF GENERAL PLAN LAND USE DESIGNATIONS BY ACREAGE**

### Public vs. Private

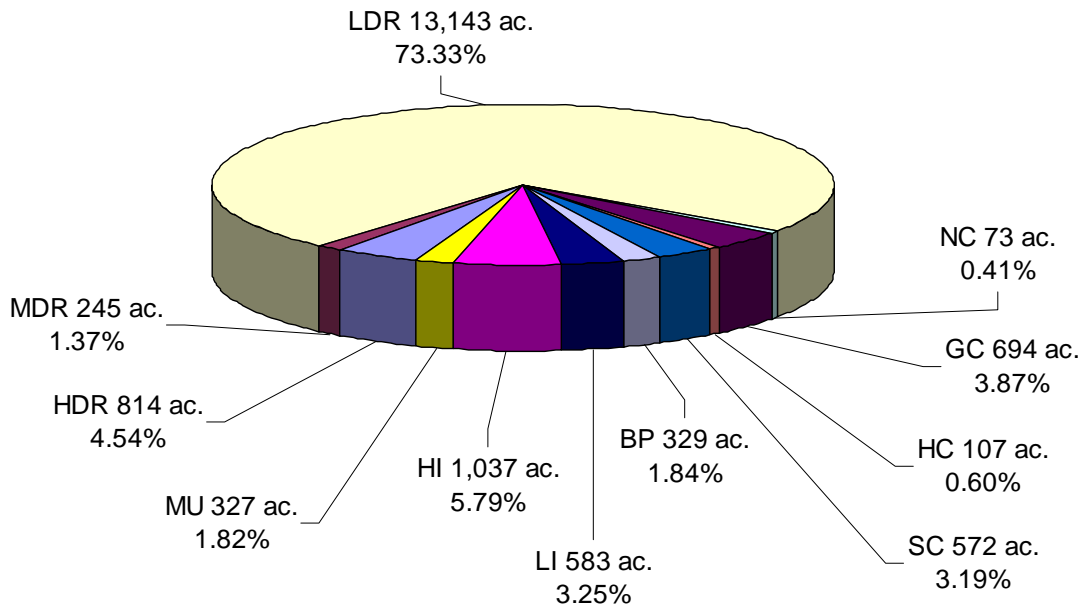
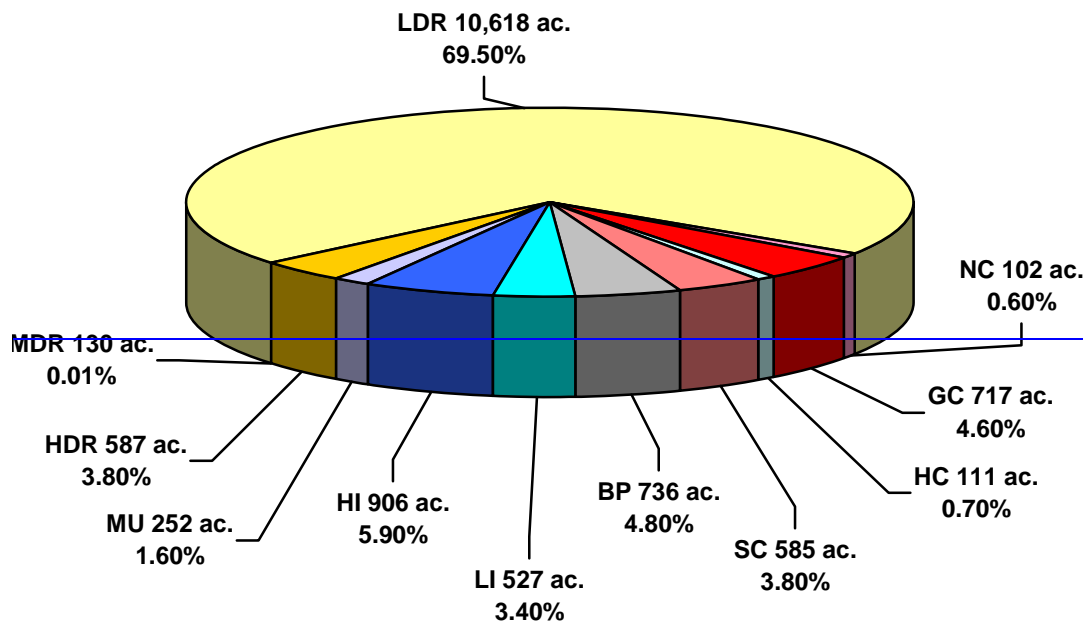


Public land use designations apply to land under government agency jurisdiction, for example United States Forest Service, Yosemite National Park, Bureau of Land Management, Schools, Caltrans, irrigation districts, etc.

Land Use Designations for Private Land



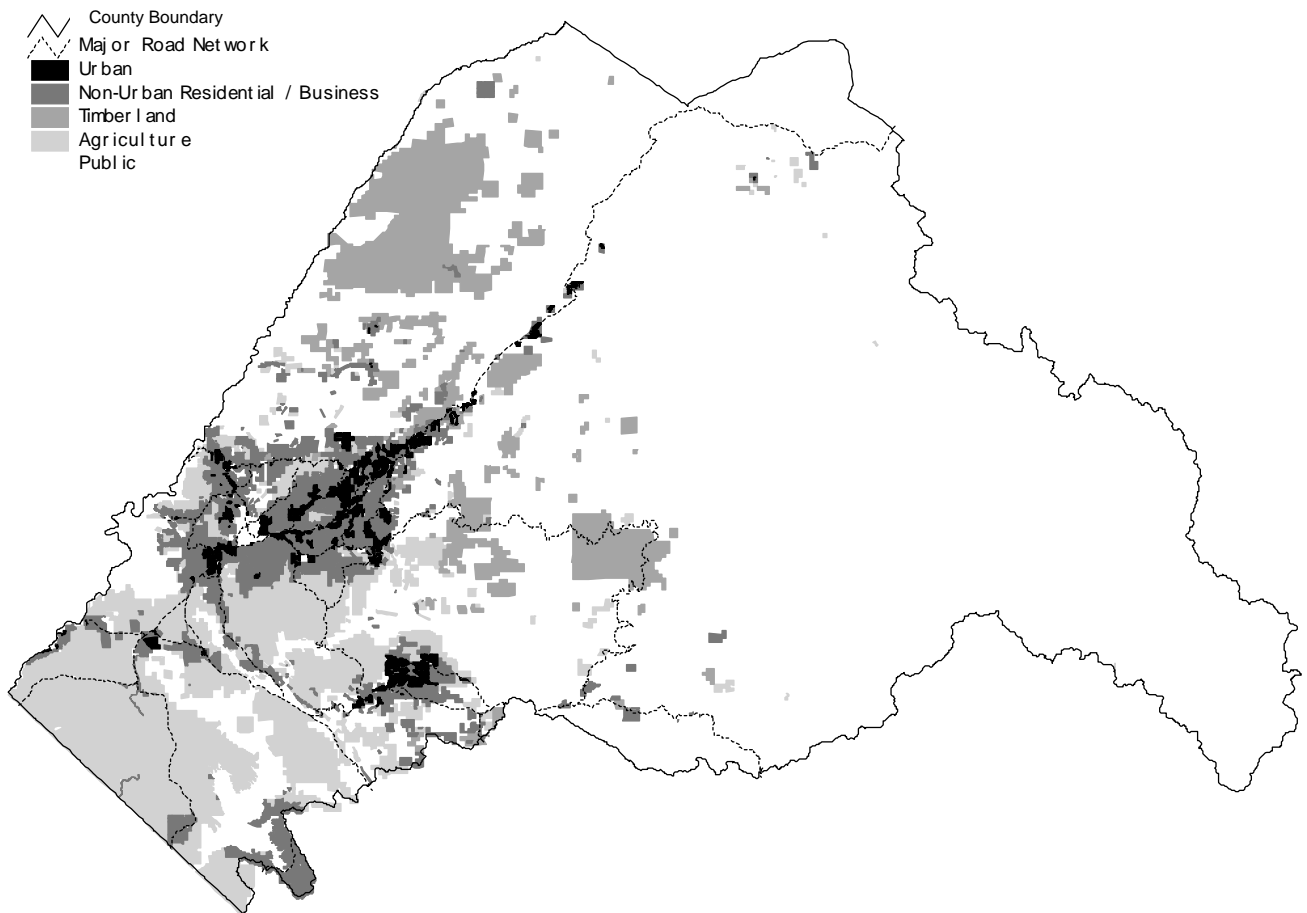
## Urban Residential, Commercial, and Industrial Land Use Designations



To illustrate the distribution of the land use designations established by the General Plan, the twenty (20) designations have been generalized into the following ~~six~~ **five** categories: Public, Agriculture, Timberland, Non-urban Residential/Business, and Urban. These generalized categories are shown on the diagram in Figure 1.3. [~~Resolution 188-98 adopted September 1, 1998; Resolution 25-99 adopted February 23, 1999~~]

**Figure 1.3**

**DISTRIBUTION OF GENERALIZED LAND USE CATEGORIES**



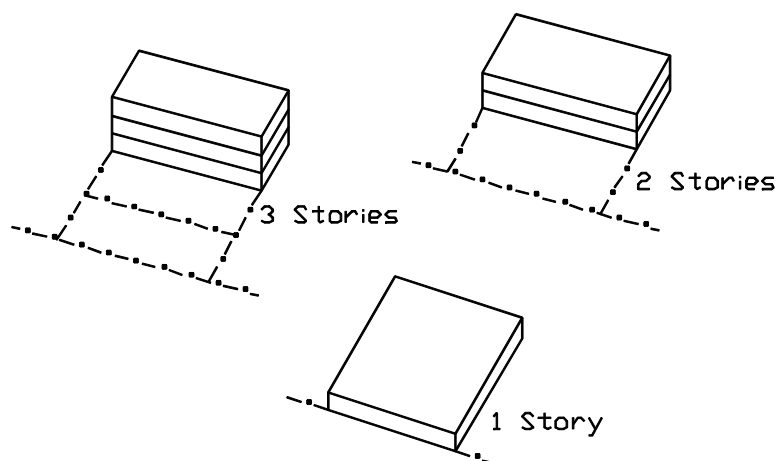
In addition to characterizing land use designations according to types of allowable land uses, the General Plan must, according to State law, specify the standards for population density and building intensity for each land use designation.

Standards for building intensity for residential uses are stated in this General Plan in terms of the maximum number of dwelling units per acre or the number of principal dwellings allowed per legal parcel. These standards provide for averaging the number of dwelling units or parcels on a site to facilitate clustering and innovation in the layout of residential development provided the total number of units does not exceed the maximum number allowed under the site's respective land use designations. Population density for residential uses can be derived by multiplying the maximum number of dwellings per acre by the average number of persons per dwelling unit. For the purposes of this General Plan, the average number of persons per single family dwelling is assumed to be ~~2.36~~ 2.29 while that number is increased to ~~2.38~~ 2.40 persons per multiple family dwelling. These numbers are consistent with findings of the 2000 ~~2010~~ Census concerning the number of persons per household in Tuolumne County. [~~Resolution 117-06 adopted September 19, 2006~~]

Standards for building intensity are also stated in terms of maximum allowable floor-area ratios (FAR). A floor-area ratio is the ratio of the gross building square footage permitted on a parcel to the square footage of the parcel. For example, on a parcel with 10,000 net square feet of land area, a FAR of 1.00 will allow 10,000 square feet of gross ~~square feet of~~ building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor). On the same lot, a FAR of 0.5 would allow 5,000 square feet of floor area and a FAR of 0.25 would allow 2,500 square feet. The diagram below illustrates how buildings of one, two and three stories could be developed on a given parcel with a FAR of 1.0. [~~Resolution 188-98 adopted September 1, 1998; Resolution 25-99 adopted February 23, 1999~~]

Figure 1.4

**VARIOUS BUILDING CONFIGURATIONS  
REPRESENTING A FLOOR-AREA RATIO OF 1.0  
ON THE SAME PARCEL**



The following table lists each primary land use designation and the standards for minimum parcel size, the maximum number of dwelling units per parcel for residential development and the maximum allowable floor-area ratio. [~~Resolution 188-98 adopted September 1, 1998; Resolution 25-99 adopted February 23, 1999; Resolution 97-04 adopted June 1, 2004; Resolution 117-06 adopted September 19, 2006~~]

**Figure 1.5**

**PRIMARY GENERAL PLAN LAND USE DESIGNATIONS  
AND  
MAXIMUM DENSITY AND INTENSITY STANDARDS**

| PRIMARY<br>LAND USE DESIGNATION |                            | MAXIMUM<br>POPULATION<br>DENSITY <sup>1</sup><br>(Per Acre) | MAXIMUM BUILDING INTENSITY <sup>2</sup>                  |                           |
|---------------------------------|----------------------------|---|--|---------------------------|
|                                 |                            |   | Dwelling Units (du) Per<br>Minimum Parcel Size           | Floor Area Ratio<br>(FAR) |
| URBAN DESIGNATIONS              |                            |   |  |                           |
| HDR                             | High Density Residential   | <del>35.7</del> <u>36</u> persons                           | 4 du per 12,500 sq. ft.<br>15 du per 1 acre <sup>3</sup> | 0.5 <sup>10</sup>         |
| MDR                             | Medium Density Residential | <del>28.56</del> <u>28.8</u> persons                        | 2 du per 7,500 sq. ft.<br>12 du per 1 acre <sup>3</sup>  | 0.5 <sup>11</sup>         |
| LDR                             | Low Density Residential    | <del>44.16</del> <u>13.74</u> persons                       | 1 du per 7,500 sq. ft.<br>6 du per 1 acre <sup>3</sup>   | 0.5 <sup>11</sup>         |
| MU                              | Mixed Use <sup>4</sup>     | <del>35.7</del> <u>36</u> persons                           | 1 du per 2,500 sq. ft.<br>15 du per 1 acre <sup>3</sup>  | 2.0 <sup>5, 7</sup>       |
| NC                              | Neighborhood Commercial    | <del>41.12</del> <u>39.9</u> persons                        | 1 du per 2,500 sq. ft. <sup>12</sup>                     | 2.0 <sup>5, 7</sup>       |
| GC                              | General Commercial         | <del>41.12</del> <u>39.9</u> persons                        | 1 du per 2,500 sq. ft. <sup>12</sup>                     | 2.0 <sup>5, 7</sup>       |
| HC                              | Heavy Commercial           | <del>41.12</del> <u>39.9</u> persons                        | 1 du per 2,500 sq. ft. <sup>12</sup>                     | 2.0 <sup>5, 7</sup>       |
| NON URBAN DESIGNATIONS          |                            |   |  |                           |
| ER                              | Estate Residential         | <del>1.18</del> <u>1.15</u> persons                         | 1 du per 2 acres <sup>3</sup>                            | 0.5                       |
| HR                              | Homestead Residential      | <del>0.78</del> <u>0.76</u> persons                         | 1 du per 3 acres <sup>3</sup>                            | 0.5                       |
| RR                              | Rural Residential          | <del>0.47</del> <u>0.46</u> persons                         | 1 du per 5 acres <sup>3, 9</sup>                         | 0.2                       |
| LR                              | Large Lot Residential      | 0.23 persons  | 1 du per 10 acres <sup>3, 9</sup>                        | 0.2                       |
| AG                              | Agricultural               | <del>0.13</del> <u>0.12</u> persons                         | 2 du per 37 acres <sup>3, 9</sup>                        | 0.1                       |



| PRIMARY<br>LAND USE DESIGNATION    | MAXIMUM<br>POPULATION<br>DENSITY <sup>1</sup><br>(Per Acre) | MAXIMUM BUILDING INTENSITY <sup>2</sup>        |                           |
|------------------------------------|---|--|---------------------------|
|                                    |   | Dwelling Units (du) Per<br>Minimum Parcel Size | Floor Area Ratio<br>(FAR) |
| <b>TPZ</b> Timber<br>Production    | 0.06 persons  | 4 du per 160 acres <sup>3, 6</sup>             | 0.05                      |
| <b>O</b> Open Space                | N/A   | N/A  | N/A                       |
| <b>P</b> Public                    | N/A   | N/A  | N/A                       |
| <b>R/P</b> Parks and<br>Recreation | <del>20.56</del> <u>20</u> persons                          | 1 du per 5,000 sq. ft. <sup>12</sup>           | 0.5                       |
| <b>SC</b> Special<br>Commercial    | <del>1.18</del> <u>1.15</u> persons                         | 1 du per 2 acres <sup>12</sup>                 | 1.0 <sup>5, 7</sup>       |
| <b>BP</b> Business Park            | <del>41.24</del> <u>39.9</u> persons                        | 1 du per 2,500 sq. ft.                         | 1.0 <sup>5, 7</sup>       |
| <b>LI</b> Light Industrial         | <del>13.74</del> <u>13.3</u> persons                        | 1 du per 7,500 sq. ft.                         | 1.0 <sup>5, 7</sup>       |
| <b>HI</b> Heavy Industrial         | <del>13.74</del> <u>13.3</u> persons                        | 1 du per 7,500 sq. ft.                         | 1.0 <sup>5, 7</sup>       |

~~[Resolution 97-04 adopted June 1, 2004; Resolution 117-06 adopted September 19, 2006; Resolution 62-10 adopted July 6, 2010; Resolution 58-11 adopted July 19, 2011]~~

#### Footnotes

1. "Population density" is the number of residential units permitted on a single parcel multiplied by the "mean household size" as determined by the ~~2010~~ 2000-U.S. Census. In the case of single family dwellings, the "mean household size" is ~~2.36~~ 2.29 persons. For multiple family dwellings, it is ~~2.38~~ 2.40 persons. For example: LDR = 6 x ~~2.36~~ 2.29 = ~~14.16~~ 13.74 persons per acre; HDR = 15 x ~~2.38~~ 2.40 = ~~35.7~~ 36 persons per acre; AG = (2 x ~~2.36~~ 2.29)/37 = ~~0.13~~ 0.12 persons per acre. The maximum population density standards established herein may be exceeded through a density bonus for the provision of affordable/~~achievable~~ housing in accordance with the California Government Code or the Tuolumne County Ordinance Code or for agricultural laborer housing in accordance with the California Health and Safety Code or the California Government Code or to implement the policies and programs of the Housing Element. The maximum population density standards established herein may be modified by the requirements of the overlay land use designations. ~~[Resolution 117-06 adopted September 19, 2006; Resolution 58-11 adopted July 19, 2011]~~
2. "Building intensity" defines the intensity of the land use. The building intensity of residential land uses is established by the maximum number of dwelling units allowed per parcel or per acre and also by the ratio of the coverage of all buildings on a parcel which is known as the floor area ratio (FAR). The FAR is also used to establish the building intensity for non-residential land uses. The maximum building intensity standards established herein may be exceeded for affordable/~~achievable~~ housing units, through a density bonus for the provision of child care facilities by commercial and industrial development in accordance with the California Government Code, or as otherwise provided by State statutes or for agricultural laborer housing in accordance with the California Health and Safety Code or the California Government Code. The maximum building intensity standards established herein may be modified by the requirements of the overlay land use designations. ~~[Resolution 117-06 adopted September 19, 2006]~~

3. Additional units are possible through a density bonus for the provision of affordable/achievable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code. ~~[Resolution 117-06 adopted September 19, 2006]~~
4. The MU designation is intended to allow a mixture of commercial, residential and recreational land uses.
5. In addition to the floor area ratio (FAR), building intensity will be regulated for permitted or conditionally permitted uses by development standards, such as parking, landscaping and building setbacks.
6. Under the TPZ designation, residential uses shall be limited to not exceed one (1) dwelling per 37 acres and shall be reviewed for consistency with the Z'Berg-Warren-Keene-Collier Forest Taxation Reform Act of 1976, as amended.
7. Additional building coverage is possible through the density bonus regulations of the California Government Code related to the provision of child care facilities, or as otherwise provided by State statutes.
8. To facilitate clustering and innovation in the layout of residential development, these standards provide for averaging the number of allowable dwelling units or parcels on a site, consisting of one or more parcels, provided the total number of units does not exceed the maximum number allowed under the site's respective land use designations.
9. Additional units are possible for agricultural laborer housing in accordance with the California Health and Safety Code or the California Government Code. ~~[Resolution 97-04 adopted June 1, 2004]~~
10. The maximum FAR for parcels less than 12,500 square feet (net acreage) in the HDR land use designation is 0.6 if the parcel is improved with a single-story residence and 0.75 if the parcel is improved with a multiple-story residence. ~~[Resolution 62-10 adopted July 6, 2010]~~
11. The maximum FAR for parcels less than 7,500 square feet (net acreage) in the LDR and MDR land use designations is 0.6 if the parcel is improved with a single-story residence and 0.75 if the parcel is improved with a multiple-story residence. ~~[Resolution 62-10 adopted July 6, 2010]~~
12. Additional dwelling units are permitted in the NC, GC, HC, R/P and SC land use designations to allow single room occupancies in hotels and motels in the C-K, C-O, C-1 and C-2 zoning districts to implement the Housing Element and are not subject to residential building intensity but are subject to the floor area ratio (FAR) established herein. ~~[Resolution 58-11 adopted July 19, 2011]~~

Each of the land use designations is described below:

## **Urban**

### **HDR - High Density Residential**

**Purpose** - The HDR designation provides for residential neighborhoods of grouped or clustered single-family dwellings, duplexes, apartments, dwelling groups, condominiums, mobilehome parks and townhouses to economically and efficiently meet a variety of urban housing needs while insuring, through site review procedures, that such developments will have the least possible impact on the natural environment, be designed and built in accordance with the latest engineering and site layout standards and offer the most possible amenities which contribute to a high quality of life for the residents of such housing. This designation is applied within urban areas where residential development will be near transportation corridors, downtowns, defined community centers, major commercial centers, schools and community services.

**General Uses** - Typical land uses allowed include: detached and attached single-family dwellings, secondary dwellings, all types of multiple family dwellings, such as duplexes, apartments and senior housing projects, residential accessory uses, parks, child care facilities, and public facilities.

**Minimum Parcel Size** - 12,500 net square feet. The minimum parcel size may be reduced for the provision of affordable/achievable housing in accordance with the Tuolumne County Ordinance Code. ~~[Resolution 117-06 adopted September 19, 2006]~~

**Building Intensity** - Fifteen (15) dwelling units per acre is the maximum building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable/achievable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code. Additional units are also possible through a density bonus for approved undeveloped projects that are modified to be consistent with the Distinctive Communities Growth Scenario. The maximum FAR for buildings on parcels that are at least 12,500 square feet (net acreage) in area is 0.5. The maximum FAR for buildings on parcels that are less than 12,500 square feet (net acreage) is 0.6 if the parcel is improved with a single-story residence and 0.75 if the parcel is improved with a multiple-story residence. The maximum FAR may be exceeded for affordable/achievable housing units in accordance with the Tuolumne County Ordinance Code. ~~[Resolution 117-06 adopted September 19, 2006; Resolution 62-10 adopted July 6, 2010]~~

## **MDR - Medium Density Residential**

**Purpose** - The MDR designation provides for medium density developments, such as duplexes, triplexes and fourplexes, while preserving more open space than development in the High Density Residential designation. This designation is applied within urban areas where some lower-density multiple family housing may also be appropriate.

**General Uses** - Typical land uses allowed include: detached and attached single-family dwellings, smaller-scale multiple family dwellings, such as duplexes, triplexes and fourplexes, residential accessory uses, parks, child care facilities, and public facilities. ~~[Resolution 117-06 adopted September 19, 2006]~~

**Minimum Parcel Size** - 7,500 net square feet. The minimum parcel size may be reduced for the provision of affordable housing in accordance with the Tuolumne County Ordinance Code. ~~[Resolution 117-06 adopted September 19, 2006; Resolution 62-10 adopted July 6, 2010]~~

**Building Intensity** - Twelve (12) dwelling units per acre is the maximum building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable/achievable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code. Additional units are also possible through a density bonus for approved undeveloped projects that are modified to be consistent with the Distinctive Communities Growth Scenario. The maximum FAR for buildings on parcels that are at least 7,500 square feet (net acreage) in area is 0.5. The maximum FAR for buildings on parcels that are less than 7,500 square feet (net acreage) is 0.6 if the parcel is improved with a single-story residence and 0.75 if the parcel is improved with a multiple-story residence. The maximum FAR may be exceeded for affordable/achievable housing units in accordance with the Tuolumne County Ordinance Code. ~~[Resolution 117-06 adopted September 19, 2006; Resolution 62-10 adopted July 6, 2010]~~

## **LDR - Low Density Residential**

**Purpose** - The LDR designation provides for family-oriented neighborhoods that feature single-family, detached homes on individual parcels. A second dwelling unit per parcel is also permitted to provide for the caring of family members and to promote affordable housing. This designation is applied to urban or urbanizing areas suitable for single-family residential neighborhoods, with individual lots ranging in area from 7,500 square feet to two acres.

**General Uses** - Typical land uses allowed include: detached single-family dwellings, secondary dwellings, residential accessory uses, parks, child care facilities and public facilities.

**Minimum Parcel Size** - 7,500 net square feet. The minimum parcel size may be reduced for the provision of affordable/~~achievable~~ housing in accordance with the Tuolumne County Ordinance Code. ~~[Resolution 117-06 adopted September 19, 2006]~~

**Building Intensity** - Six (6) dwellings units per acre is the maximum building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable/~~achievable~~ housing in accordance with the California Government Code or the Tuolumne County Ordinance Code. The maximum FAR for buildings on parcels that are at least 7,500 square feet (net acreage) in area is 0.5. The maximum FAR for buildings on parcels that are less than 7,500 square feet (net acreage) is 0.6 if the parcel is improved with a single-story residence and 0.75 if the parcel is improved with a multiple-story residence. The maximum FAR may be exceeded for affordable/~~achievable~~ housing units in accordance with the Tuolumne County Ordinance Code. ~~[Resolution 117-06 adopted September 19, 2006; Resolution 62-10 adopted July 6, 2010]~~

## **MU - Mixed Use**

**Purpose** - The MU designation provides for a mixture of residential, commercial and recreational facilities in an urban setting. This designation is applied within urban areas where a mixture of these uses is desirable near transportation corridors, downtowns, defined community centers, major commercial centers, schools and community services.

**General Uses** - Typical land uses allowed include: detached and attached single-family dwellings, all types of multiple family dwellings, such as duplexes, apartments, senior housing projects, ~~small-scale~~ commercial facilities, parks, child care facilities, and public facilities. ~~[Resolution 117-06 adopted September 19, 2006]~~

**Minimum Parcel Size** - 2,500 net square feet. The minimum parcel size may be reduced for the provision of affordable/~~achievable~~ housing in accordance with the Tuolumne County Ordinance Code. ~~[Resolution 117-06 adopted September 19, 2006]~~

**Building Intensity** - Fifteen (15) dwelling units per acre is the maximum building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable/~~achievable~~ housing in accordance with the California Government Code or the Tuolumne County Ordinance Code. Additional units are also possible through a density bonus for development projects that include both residential and commercial uses. The maximum FAR for buildings is 2.0. The maximum FAR may be exceeded for affordable/~~achievable~~ housing units in accordance with the Tuolumne County Ordinance Code. Additional building coverage is possible through the density bonus regulations of the Government Code related to the provision of child care facilities. ~~[Resolution 117-06 adopted September 19, 2006]~~

## **NC - Neighborhood Commercial**

**Purpose** - The NC designation provides for limited commercial uses in areas which are intended to serve the nearby residential areas. This designation is found within urban areas, near population centers, to provide small scale retail and office operations, in enclosed buildings not exceeding 50 feet in height.

**General Uses** - Development within this designation will provide a broad range of convenience and comparison goods and services, such as banks, barber shops, clothing sales, drug stores and grocery stores. These small-scale establishments would generally have fewer clients and automobiles than those associated with a businesses in the GC designation because the NC designation is intended to serve a smaller market area. ~~[Resolution 58-11 adopted July 19, 2011]~~

**Minimum Parcel Size** - 2,500 net square feet. The minimum parcel size may be reduced for the provision of affordable/~~achievable~~ housing in accordance with the Tuolumne County Ordinance Code. ~~[Resolution 117-06 adopted September 19, 2006]~~

**Building Intensity** - One (1) dwelling per 2,500 square feet is the maximum residential building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable/~~achievable~~ housing in accordance with the California Government Code or the Tuolumne County Ordinance Code or to allow single room occupancies in hotels and motels to implement the Housing Element. The maximum FAR for buildings is 2.0. The maximum FAR may be exceeded for affordable/~~achievable~~ housing units in accordance with the Tuolumne County Ordinance Code. Additional building coverage is possible through the density bonus regulations of the Government Code related to the provision of child care facilities. ~~[Resolution 117-06 adopted September 19, 2006; Resolution 58-11 adopted July 19, 2011]~~

## **GC - General Commercial**

**Purpose** - The GC designation provides for a variety of sales and service establishments which serve both the residents of Tuolumne County and its visitors. This designation is found within urban areas and along highway corridors to provide large scale retail and office operations in buildings not exceeding 50 feet in height. Accessory outdoor storage and display areas are permitted under this designation. Establishments in this category have a larger market area and greater volume of customers than those under the NC designation. Buildings in this designation are limited to 50 feet in height.

**General Uses** - Typical establishments permitted under this designation include shopping centers, hotels, motels, restaurants, bars, department stores, gift shops and professional offices.

**Minimum Parcel Size** - 2,500 net square feet. The minimum parcel size may be reduced for the provision of affordable/~~achievable~~ housing in accordance with the Tuolumne County Ordinance Code. ~~[Resolution 117-06 adopted September 19, 2006]~~

**Building Intensity** - One (1) dwelling per 2,500 square feet is the maximum residential building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable/~~achievable~~ housing in accordance with the California Government Code or the Tuolumne County Ordinance Code or to allow single room occupancies in hotels and motels to implement the Housing Element. The maximum FAR for buildings is 2.0. The maximum FAR may be exceeded for affordable/~~achievable~~ housing units in accordance with the Tuolumne County Ordinance Code. Additional building coverage is possible through the density bonus regulations of the Government Code related to the provision of child care facilities. ~~[Resolution 117-06 adopted September 19, 2006; Resolution 58-11 adopted July 19, 2011]~~

## HC - Heavy Commercial

**Purpose** - The HC designation provides for a variety of sales and service establishments, including outdoor sales and wholesale businesses, which serve both the residents of Tuolumne County and its visitors. This designation is found within urban areas to provide for wholesale and heavy commercial uses and services necessary within the County. In addition to the uses permitted in the NC and GC designations, HC provides for limited uses that are light industrial in nature, such as general manufacturing, processing and refining. Buildings in this designation are limited to 50 feet in height.

**General Uses** - Typical establishments permitted under this designation include shopping centers, hotels, motels, restaurants, bars, department stores, professional offices, automobile sales, outdoor sales and storage, and equipment repair facilities.

**Minimum Parcel Size** - 2,500 net square feet. The minimum parcel size may be reduced for the provision of affordable/achievable housing in accordance with the Tuolumne County Ordinance Code. ~~[Resolution 117-06 adopted September 19, 2006]~~

**Building Intensity** - One (1) dwelling per 2,500 square feet is the maximum residential building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable/achievable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code or to allow single room occupancies in hotels and motels to implement the Housing Element. The maximum FAR for buildings is 2.0. The maximum FAR may be exceeded for affordable/achievable housing units in accordance with the Tuolumne County Ordinance Code. Additional building coverage is possible through the density bonus regulations of the Government Code related to the provision of child care facilities. ~~[Resolution 188-98 adopted September 1, 1998; Resolution 117-06 adopted September 19, 2006; Resolution 58-11 adopted July 19, 2011]~~

## Non-Urban

### ER - Estate Residential

**Purpose** - The ER designation provides country-estate type living conditions while maintaining limited areas of open space dedicated to agricultural pursuits, grazing or left undisturbed. This designation serves as a buffer between urban and urbanizing areas and areas where public services are limited.

**General Uses** - Typical uses allowed in the ER designation include one single family dwelling per parcel, one secondary dwelling per parcel, agricultural uses, such as crop production and grazing, and public facilities. ~~[Resolution 117-06 adopted September 19, 2006; Resolution 58-11 adopted July 19, 2011]~~

**Minimum Parcel Size** - 2 gross acres. The minimum parcel size may be reduced for the provision of affordable/achievable housing in accordance with the Tuolumne County Ordinance Code. ~~[Resolution 117-06 adopted September 19, 2006]~~

**Building Intensity** - One (1) primary dwelling unit per two (2) acres is the maximum building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable/achievable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code. The maximum FAR for buildings is 0.5. The maximum FAR may be exceeded for affordable/achievable housing units in accordance with the Tuolumne County Ordinance Code. ~~[Resolution 117-06 adopted September 19, 2006; Resolution 58-11 adopted July 19, 2011]~~



## HR - Homestead Residential

**Purpose** - The HR designation provides country-estate type living conditions while maintaining areas of open space dedicated to agricultural pursuits, grazing or left undisturbed. This designation, with its maximum residential density of one (1) dwelling per three (3) acres, is intended to comply with the density restrictions of the Airport Land Use Compatibility Plan for the areas around the Columbia and Pine Mountain Lake Airports; consequently, this designation is concentrated within the jurisdictional boundaries of that plan for those airports but can also be found in other areas which have limited public services and where a buffer between urban and urbanizing areas and rural areas is desired. ~~[Resolution 117-06 adopted September 19, 2006]~~

**General Uses** - Typical uses allowed in the HR designation include one single family dwelling per parcel, one secondary dwelling per parcel, agricultural uses, such as crop production and grazing, and public facilities. ~~[Resolution 117-06 adopted September 19, 2006; Resolution 58-11 adopted July 19, 2011]~~

**Minimum Parcel Size** - 3 gross acres. The minimum parcel size may be reduced for the provision of affordable/achievable housing in accordance with the Tuolumne County Ordinance Code. ~~[Resolution 117-06 adopted September 19, 2006]~~

**Building Intensity** - One (1) primary dwelling per three (3) acres is the maximum building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable/achievable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code. The maximum FAR for buildings is 0.5. The maximum FAR may be exceeded for affordable/achievable housing units in accordance with the Tuolumne County Ordinance Code. ~~[Resolution 117-06 adopted September 19, 2006; Resolution 58-11 adopted July 19, 2011]~~

## RR - Rural Residential

**Purpose** - The RR designation provides country-estate type living conditions while maintaining large areas of open space dedicated to agricultural pursuits, grazing or left undisturbed. This designation is found in areas which have limited public services and serves as a buffer between urban and urbanizing areas and agricultural land.

**General Uses** - Typical uses allowed in the RR designation include one single family dwelling per parcel, one secondary dwelling per parcel, agricultural uses, such as crop production and grazing, roadside stands for agricultural products, and public facilities. ~~[Resolution 117-06 adopted September 19, 2006; Resolution 58-11 adopted July 19, 2011]~~

**Minimum Parcel Size** - 5 gross acres. The minimum parcel size may be reduced for the provision of affordable/achievable housing in accordance with the Tuolumne County Ordinance Code. ~~[Resolution 117-06 adopted September 19, 2006]~~

**Building Intensity** - One (1) primary dwelling per five (5) acres is the maximum building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable/achievable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code or for agricultural laborer housing in accordance with the California Health and Safety Code or the California Government Code. The maximum FAR for buildings is 0.2. The maximum FAR may be exceeded for affordable/achievable housing units in accordance with the Tuolumne County Ordinance Code. ~~[Resolution 117-06 adopted September 19, 2006; Resolution 58-11 adopted July 19, 2011]~~

## **LR - Large Lot Residential**

**Purpose** - The LR designation provides country-estate type living conditions while maintaining large areas of open space dedicated to agricultural pursuits, grazing or left undisturbed. This designation is found in areas which have limited public services and serves as a buffer between urban and urbanizing areas and agricultural land.

**General Uses** - Typical uses allowed in the LR designation include one single family dwelling per parcel, one secondary dwelling when the parcel is twenty (20) acres or larger, agricultural uses, such as crop production and grazing, roadside stands for agricultural products, and public facilities.

**Minimum Parcel Size** - 10 gross acres. The minimum parcel size may be reduced for the provision of affordable/achievable housing in accordance with the Tuolumne County Ordinance Code. ~~[Resolution 117-06 adopted September 19, 2006]~~

**Building Intensity** - One (1) dwelling per ten (10) acres is the maximum building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable/achievable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code or for agricultural laborer housing in accordance with the California Health and Safety Code or the California Government Code. The maximum FAR for buildings is 0.2. The maximum FAR may be exceeded for affordable/achievable housing units in accordance with the Tuolumne County Ordinance Code. ~~[Resolution 117-06 adopted September 19, 2006]~~

## **AG - Agricultural**

**Purpose** - The AG designation provides for the production of food, feed, fiber, nursery and apiary commodities ~~and fiber~~ and other productive or potentially productive lands where commercial agricultural uses can exist without creating conflicts with other land uses or where potential conflicts can be minimized. This designation is found throughout the County but is concentrated in the western part of the County.

**General Uses** - Typical land uses allowed include crop production, orchards and vineyards, grazing, pasture and rangeland, recreational farming, resource extraction activities, facilities that directly support agricultural operations and public facilities. Allowable residential development in areas designated AG include one single family dwelling and one additional single family dwelling per parcel, caretaker and employee housing and agricultural laborer housing. ~~[Resolution 117-06 adopted September 19, 2006]~~

**Minimum Parcel Size** - 37 gross acres. The minimum parcel size may be reduced for the provision of affordable/achievable housing in accordance with the Tuolumne County Ordinance Code. ~~[Resolution 117-06 adopted September 19, 2006]~~

**Building Intensity** - Two (2) dwellings per thirty-seven (37) acres is the maximum building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable/achievable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code or for agricultural laborer housing in accordance with the California Health and Safety Code or the California Government Code. The maximum FAR for buildings is 0.1. The maximum FAR may be exceeded for affordable/achievable housing units in accordance with the Tuolumne County Ordinance Code. ~~[Resolution 117-06 adopted September 19, 2006]~~



## **TPZ - Timber Production**

**Purpose** - The TPZ designation provides for the growing and harvesting of timber and other forest products in concert with limited, low-intensity public and private commercial recreational uses. This designation is found primarily in the eastern part of the County at elevations above 3,000' and is interspersed with federally owned land within the Stanislaus National Forest and Yosemite National Park.

**General Uses** - Typical land uses allowed in this designation include all commercial timber production operations and facilities, agricultural operations, mineral and other resource extraction operations, recreation uses such as public utility and safety facilities. Allowable residential development in areas designated TPZ include one single family dwelling per parcel and additional single family dwellings at a maximum density of one dwelling unit per thirty-seven (37) acres.

**Minimum Parcel Size** - 160 gross acres. The minimum parcel size may be reduced in accordance with the Z'Berg-Warren-Keene-Collier Forest Taxation Reform Act of 1976, as amended. ~~[Resolution 117-06 adopted September 19, 2006]~~

**Building Intensity** - One (1) dwelling per thirty-seven (37) acres is the maximum building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable/achievable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code. The maximum FAR for buildings is 0.05. The maximum FAR may be exceeded for affordable/achievable housing units in accordance with the Tuolumne County Ordinance Code. ~~[Resolution 117-06 adopted September 19, 2006]~~

## **O - Open Space**

**Purpose** - The O designation provides for the protection of important natural and cultural resources, serves as a buffer between incompatible land uses and limits development in hazardous areas. This designation can be used throughout the County to preserve scenic resources, archaeological resources, unique topography, vegetation, habitat, stream corridors, prominent ridgetops and watersheds and to limit development in floodplains, unstable slopes and fault zones. ~~[Resolution 117-06 adopted September 19, 2006]~~

**General Uses** - Typical land uses allowed in the Open Space designation are limited to low intensity agricultural uses, recreational uses without structures, public utility and safety facilities and accessory uses. ~~[Resolution 117-06 adopted September 19, 2006]~~

**Minimum Parcel Size** - None

**Building Intensity** - No building is allowed in this designation. ~~[Resolution 117-06 adopted September 19, 2006]~~

## **P - Public**

**Purpose** - The P designation identifies lands that are owned by public agencies and recognizes that these lands are exempt from County land use regulations. This designation applies to lands, such as the Stanislaus National Forest, Yosemite National Park, Columbia State Historic Park, Railtown 1897 State Historic Park, and lands under the jurisdiction of the Bureau of Land Management, Bureau of Reclamation, public schools, public utilities and other public agencies, as well as the County's own property. ~~[Resolution 117-06 adopted September 19, 2006]~~

**General Uses** - This designation allows all types of public uses, such as utilities, government offices, schools, airports, libraries, recreational facilities and resource management and utilization.

**Minimum Parcel Size** - None

**Building Intensity** – Without restrictions. ~~[Resolution 117-06 adopted September 19, 2006]~~

## **R/P - Parks and Recreation**

**Purpose** - The R/P designation provides for recreational uses of a commercial nature to serve the tourist industry as well as providing leisure activities for the County's residents. This designation is found primarily along the County's highway corridors and is also interspersed in the Stanislaus National Forest and Yosemite National Park.

**General Uses** - Typical land uses allowed in R/P designation include parks, camping facilities, recreational vehicle parks, ski and other resort facilities, marinas, and commercial uses in support of such facilities and public utility and safety facilities.

**Minimum Parcel Size** - 5,000 net square feet. The minimum parcel size may be reduced for the provision of affordable/~~achievable~~ housing in accordance with the Tuolumne County Ordinance Code. ~~[Resolution 117-06 adopted September 19, 2006]~~

**Building Intensity** - One (1) dwelling unit per 5,000 square feet is the maximum residential building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable/~~achievable~~ housing in accordance with the California Government Code or the Tuolumne County Ordinance Code or to allow single room occupancies in hotels and motels to implement the Housing Element. The maximum FAR for buildings is 0.5. The maximum FAR may be exceeded for affordable/~~achievable~~ housing units in accordance with the Tuolumne County Ordinance Code. ~~[Resolution 117-06 adopted September 19, 2006; Resolution 58-11 adopted July 19, 2011]~~

## **SC - Special Commercial**

**Purpose** - The SC designation provides for a variety of sales and service establishments which serve both the residents of Tuolumne County and its visitors in areas that do not have public water and sewer service. This designation is found primarily along highway corridors to provide commercial facilities that are easily accessible to the County's tourists.

**General Uses** - Typical establishments permitted under this designation include hotels, motels, recreational vehicle parks, restaurants, gift shops, gas stations and mini-markets.

**Minimum Parcel Size** - 2 gross acres. The minimum parcel size may be reduced for the provision of affordable/~~achievable~~ housing in accordance with the Tuolumne County Ordinance Code. ~~[Resolution 117-06 adopted September 19, 2006]~~

**Building Intensity** - One (1) dwelling per two (2) acres is the maximum residential building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable/~~achievable~~ housing in accordance with the California Government Code or the Tuolumne County Ordinance Code or to allow single room occupancies in hotels and motels to implement the Housing Element. The maximum FAR for buildings is 1.0. The maximum FAR may be exceeded for affordable/~~achievable~~ housing units in accordance with the Tuolumne County Ordinance Code. Additional building coverage is possible through the density bonus

regulations of the Government Code related to the provision of child care facilities. ~~[Resolution 117-06 adopted September 19, 2006; Resolution 58-11 adopted July 19, 2011]~~

## **BP - Business Park**

**Purpose** - The BP designation provides for a mixture of industrial and commercial land uses with an emphasis on manufacturing, processing, assembly, storage, distribution, wholesale businesses, and research and development activities in campus-like business or industrial park settings. This designation is applied to areas with good access to major truck transportation routes and rail lines, located near concentrated residential areas so that employee commute times and distances are minimized.

**General Uses** - Typical land uses allowed include all types of manufacturing and processing activities, wholesale businesses, business support services, retail and service commercial uses necessary to support manufacturing and processing activities and those employed in those activities, public utility and safety facilities and similar and compatible uses. One (1) dwelling unit per parcel is allowed under this designation.

**Minimum Parcel Size** - 2,500 net square feet. The minimum parcel size may be reduced for the provision of affordable/~~achievable~~ housing in accordance with the Tuolumne County Ordinance Code. ~~[Resolution 117-06 adopted September 19, 2006]~~

**Building Intensity** - One (1) dwelling per 2,500 square feet is the maximum residential building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable/~~achievable~~ housing in accordance with the California Government Code or the Tuolumne County Ordinance Code. The maximum FAR for buildings is 1.0. The maximum FAR may be exceeded for affordable/~~achievable~~ housing units in accordance with the Tuolumne County Ordinance Code. Additional building coverage is possible through the density bonus regulations of the Government Code related to the provision of child care facilities. ~~[Resolution 117-06 adopted September 19, 2006]~~

## **LI - Light Industrial**

**Purpose** - The LI designation provides for industrial land uses with an emphasis on manufacturing, processing, assembly, storage, distribution, and research and development activities. This designation is applied to areas with good access to major truck transportation routes and rail lines, located near concentrated residential areas so that employee commute times and distances are minimized.

**General Uses** - Typical land uses allowed include all types of manufacturing and processing activities, business support services and public facilities. One (1) dwelling unit per parcel is allowed under this designation.

**Minimum Parcel Size** - 2,500 net square feet. The minimum parcel size may be reduced for the provision of affordable/~~achievable~~ housing in accordance with the Tuolumne County Ordinance Code. ~~[Resolution 117-06 adopted September 19, 2006]~~

**Building Intensity** - One (1) dwelling per 2,500 square feet is the maximum residential building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable/~~achievable~~ housing in accordance with the California Government Code or the Tuolumne County Ordinance Code. The maximum FAR for buildings is 1.0. The maximum FAR may be exceeded for affordable/~~achievable~~ housing units in accordance with the Tuolumne County Ordinance Code. Additional building coverage is possible through the density

bonus regulations of the Government Code related to the provision of child care facilities.  
~~[Resolution 117-06 adopted September 19, 2006]~~

## **HI - Heavy Industrial**

**Purpose** - The HI designation provides for all the same uses as the LI designation but also provides for uses that are normally considered incompatible with residential development. This designation is applied to areas with good access to major truck transportation routes and rail lines that are located away from concentrated residential areas to minimize impacts to the County residents.

**General Uses** - Typical land uses allowed include all types of manufacturing and processing activities, sawmills, business support services, auto wrecking yards, junk storage and public facilities. One (1) dwelling unit per parcel is allowed under this designation.

**Minimum Parcel Size** - 2,500 net square feet. The minimum parcel size may be reduced for the provision of affordable/achievable housing in accordance with the Tuolumne County Ordinance Code. ~~[Resolution 117-06 adopted September 19, 2006]~~

**Building Intensity** - One (1) dwelling per 2,500 square feet is the maximum residential building intensity under this designation; however, additional units are possible through a density bonus for the provision of affordable/achievable housing in accordance with the California Government Code or the Tuolumne County Ordinance Code. The maximum FAR for buildings is 1.0. The maximum FAR may be exceeded for affordable/achievable housing units in accordance with the Tuolumne County Ordinance Code. Additional building coverage is possible through the density bonus regulations of the Government Code related to the provision of child care facilities.  
~~[Resolution 117-06 adopted September 19, 2006]~~

## **OVERLAY DESIGNATIONS**

Overlay designations are utilized to identify and recognize areas that contain features or characteristics that may affect development potential or provide opportunities for conservation of resources. Through the overlay designations, policies and programs to address the special circumstances of these areas can be formulated and implemented. ~~[Resolution 117-06 adopted September 19, 2006]~~

### **-MPZ - Mineral Preserve (Overlay)**

**Purpose** - The -MPZ overlay designation provides for the extraction and processing of mineral resources. This overlay is used to identify land that has been classified as either Mineral Resource Zone MRZ-2a or MRZ-2b by the State Mining and Geology Board under the State Classification System and meets criteria for relationship to surrounding land uses, access, and other issues. The -MPZ overlay designation is found along the Mother Lode gold ore zone, the carbonate belt from Columbia to Algerine, and the table mountain basalt as an aggregate source. This overlay designation will be used to direct the development potential of the designated properties towards the types of development that are compatible with possible mineral resource extraction.

**General Uses** - Typical land uses allowed in this overlay designation include extraction and processing of mineral resources, agricultural operations, industrial uses, business parks and public utility and other public facilities. To accomplish this, the primary land use designations that are compatible with the -MPZ overlay are Public (P), Heavy Industrial (HI), Light Industrial (LI), Business Park (BP), Agricultural (AG), Large Lot Residential (LR), and Rural Residential (RR). The actual primary land use designation appropriate for each property that has the -MPZ overlay

shall be determined by the ~~other~~ characteristics of that site, including access, availability of services, and neighboring land uses. With the exception of the former MPZ primary land use designation, land use designations for properties shall not be changed from those adopted on December 26, 1996, in conjunction with the addition of the -MPZ overlay on that property. However, all future amendments to the land use designations for properties that have the -MPZ overlay shall be limited to those described above as compatible with the -MPZ overlay.

**Minimum Parcel Size** - Determined by the primary land use designation.

**Building Intensity** - Determined by the primary land use designation. ~~[Resolution 25-99 adopted February 23, 1999]~~

### **-AIR - Airport (Overlay)**

**Purpose** – The –AIR overlay designation provides for the orderly development of land surrounding the public use airports within the County to the extent that these areas are not already devoted to incompatible uses. The purpose of this designation is to protect public health, safety and welfare by minimizing the public's exposure to excessive noise and safety hazards associated with use of the airports. Development within this designation must comply with the Tuolumne County Airport Land Use Compatibility Plan in addition to other requirements applicable to land development in Tuolumne County. The –AIR designation is found in the areas surrounding the County's public use airports, specifically encompassing all area within the airport influence area boundaries as defined in the Airport Land Use Compatibility Plan. ~~[Resolution 78-09 adopted June 16, 2009]~~

**General Uses** – Typical land uses allowed in the –AIR overlay designation include those consistent with the primary land use designation of a parcel as modified by the policies of the Tuolumne County Airport Land Use Compatibility Plan. Uses otherwise allowed by a primary land use designation may be modified by the policies of the Tuolumne County Airport Land Use Compatibility Plan. ~~[Resolution 78-09 adopted June 16, 2009]~~

**Minimum Parcel Size** – Determined by the primary land use designation as modified by the policies of the Tuolumne County Airport Land Use Compatibility Plan. ~~[Resolution 78-09 adopted June 16, 2009]~~

**Building Intensity** – Determined by the primary land use designation as modified by the policies of the Tuolumne County Airport Land Use Compatibility Plan. ~~[Resolution 78-09 adopted June 16, 2009]~~

### **IMPLEMENTATION OF THE LAND USE DESIGNATIONS**

The land use designations used in this General Plan are intended to portray overall land use patterns throughout the unincorporated areas of the County rather than precisely define the specific land uses appropriate on each parcel of land. However, the zoning and land use regulations for a parcel shall conform to the land use designation as shown on the General Plan Land Use Diagrams for that parcel. When more than one land use designation is identified on a parcel, zoning and land use regulations shall conform to the designation on the respective portions of the property with the boundary between designations being determined based upon a parcel's specific characteristics.

The land use diagrams utilize the County Assessor's parcels as the database; consequently, land use designations have been assigned based upon Assessor's Parcels. Where a road, road easement or other easement encompasses an entire Assessor's Parcel, a land use designation has been assigned to that parcel. A General Plan Amendment is required to change the land use designation of that parcel. Where a road, road easement or other easement crosses a portion of an Assessor's Parcel, the land use

designation for the road or easement shall be the same as the underlying parcel. Where a road, road easement or other easement lies between two Assessor's Parcels, the land use designation shall be the same as the adjoining parcel from the centerline of the easement. If the easement is abandoned, there is no change in the underlying land use designation. ~~[Resolution 117-06 adopted September 19, 2006]~~

The land use policies and standards of the General Plan are implemented on a day-to-day basis through zoning, which imposes specific development regulations. Figure 1.6 identifies the various zoning districts established by the Tuolumne County Uniform Zoning Ordinance that can be used to consistently implement each land use designation of this General Plan. In addition to these primary zoning districts, the zoning ordinance provides a variety of zoning combining districts which can also be used for implementation of the General Plan. ~~[Resolution 188-98 adopted September 1, 1998; Resolution 25-99 adopted February 23, 1999]~~

**Figure 1.6**

**GENERAL PLAN LAND USE DESIGNATIONS  
AND  
COMPATIBLE TITLE 17 ZONING CLASSIFICATIONS**

| <b>GENERAL PLAN DESIGNATION</b> |                            | <b>COMPATIBLE ZONING</b> |   |
|---------------------------------|----------------------------|--------------------------|---|
| All Designations                |                            | <b>O</b>                 | Open Space  |
|                                 |                            | <b>O-1</b>               | Open Space - 1  |
|                                 |                            | <b>P</b>                 | Public  |
|                                 |                            |                          | All Combining Districts   |
| <b>HDR</b>                      | High Density Residential   | <b>R-3</b>               | Multiple Family Residential   |
| <b>MDR</b>                      | Medium Density Residential | <b>R-2</b>               | Medium Density Residential  |
| <b>LDR</b>                      | Low Density Residential    | <b>R-1</b>               | Single Family Residential   |
|                                 |                            | <b>RE-1</b>              | Residential Estate - 1 acre   |
| <b>ER</b>                       | Estate Residential         | <b>RE-2</b>              | Residential Estate - 2 acres  |
| <b>HR</b>                       | Homestead Residential      | <b>RE-3</b>              | Residential Estate - 3 acres  |
| <b>RR</b>                       | Rural Residential          | <b>RE-5</b>              | Residential Estate - 5 acres  |
|                                 |                            | <b>A-10</b>              | General Agricultural - 10 acres   |
| <b>LR</b>                       | Large Lot Residential      | <b>RE-10</b>             | Residential Estate - 10 acres   |
|                                 |                            | <b>A-20</b>              | General Agricultural - 20 acres   |
| <b>AG</b>                       | Agricultural               | <b>AE-37</b>             | Exclusive Agricultural - 37 acres   |
|                                 |                            | <b>AE-80*</b>            | Exclusive Agricultural - 80 acres   |
|                                 |                            | <b>AE-160*</b>           | Exclusive Agricultural - 160 acres  |
| <b>TPZ</b>                      | Timber Production          | <b>TPZ</b>               | Timberland Production Zone  |
| <b>O</b>                        | Open Space                 | <b>O</b>                 | Open Space  |
|                                 |                            | <b>O-1</b>               | Open Space - 1<br>All other zones required to retain existing economic use of land. |
| <b>P</b>                        | Public                     | <b>P</b>                 | Public  |
| <b>R/P</b>                      | Parks and Recreation       | <b>K</b>                 | General Recreational  |
|                                 |                            | <b>C-K</b>               | Commercial Recreation   |
| <b>NC</b>                       | Neighborhood Commercial    | <b>C-O</b>               | Neighborhood Commercial   |



| GENERAL PLAN DESIGNATION    |                            | COMPATIBLE ZONING                               |                         |
|-----------------------------|----------------------------|---|-------------------------|
| <b>GC</b>                   | General Commercial         | <b>C-O</b>                                      | Neighborhood Commercial |
|                             |                            | <b>C-1</b>                                      | General Commercial      |
| <b>HC</b>                   | Heavy Commercial           | <b>C-O</b>                                      | Neighborhood Commercial |
|                             |                            | <b>C-1</b>                                      | General Commercial      |
|                             |                            | <b>C-2</b>                                      | Heavy Commercial        |
| <b>SC</b>                   | Special Commercial         | <b>C-S</b>                                      | Special Commercial      |
|                             |                            | <b>C-K</b>                                      | Commercial Recreation   |
| <b>BP</b>                   | Business Park              | <b>B-P</b>                                      | Business Park           |
| <b>LI</b>                   | Light Industrial           | <b>M-1</b>                                      | Light Industrial        |
| <b>HI</b>                   | Heavy Industrial           | <b>M-1</b>                                      | Light Industrial        |
|                             |                            | <b>M-2</b>                                      | Heavy Industrial        |
| <b>MU</b>                   | Mixed Use                  | <b>M-U</b>                                      | Mixed Use               |
| <b>Overlay Designations</b> |                            |   |                         |
| <b>-MPZ</b>                 | Mineral Preserve (Overlay) | Determined by the primary land use designation. |                         |
| <b>-AIR</b>                 | Airport (Overlay)          | Determined by the primary land use designation. |                         |

\* Denotes proposed zoning district. ~~[Resolution 117-06 adopted September 19, 2006; Resolution 78-09 adopted June 16, 2009]~~

In addition to the compatible zoning districts listed on the table, less intensive residential and agricultural zoning districts are compatible with the residential land use designations.

This table is to be used for the purpose of determining consistency of proposed zone changes with the General Plan. The term "compatible" means that these zoning districts may be found consistent with the corresponding General Plan designation but some of the zoning districts listed, however, may not be appropriate based upon the characteristics of the specific site. ~~[Resolution 188-98 adopted September 1, 1998; Resolution 25-99 adopted February 23, 1999; Resolution 117-06 adopted September 19, 2006; Resolution 78-09 adopted June 16, 2009]~~

## NONCONFORMING LAND USES AND PARCELS

Land uses and structures which legally existed on the date of adoption of this General Plan on December 26, 1996, which are not consistent with their respective parcel's land use designation except for the minimum parcel size specified herein, are nonconforming and may continue indefinitely but cannot be expanded or enlarged. All land uses, except those related to the development of mineral resources, which were in existence at the time of adoption of the previous General Plan on August 26, 1980, are still declared to be nonconforming uses and may continue indefinitely but cannot be expanded or enlarged beyond the scope of the use as of August 26, 1980. Vested rights related to the development of mineral resources shall be determined in accordance with the Surface Mining and Reclamation Act of 1975, as amended, and Chapter 8.20 of the Tuolumne County Ordinance Code. Any legal parcel of land of record on the effective date of this General Plan which does not meet the minimum parcel size specified herein for its land use designation may be used as a building site provided all other development standards can be met. ~~[Resolution 117-06 adopted September 19, 2006]~~

## CHANGES TO LAND USE DESIGNATIONS

Changes to land use designations as shown on the General Plan Land Use Diagrams adopted by the Board of Supervisors require amendments to the General Plan.

## **APPENDIX 1.A**

### **DISADVANTAGED LEGACY COMMUNITIES**

All California municipalities are required to analyze the inequality and infrastructure deficits within disadvantaged unincorporated communities after passage of Senate Bill (SB) 244 in 2011. According to legislative findings in SB 244, hundreds of unincorporated communities in California lack access to basic community infrastructure like sidewalks, safe drinking water, and adequate waste processing.

A disadvantaged community is defined as a community with an annual median household income that is less than 80 percent of the statewide annual median household income. These communities range from remote settlements to neighborhoods that have been surrounded by, but have not been annexed by, a city. Including these communities in the long range planning of a city or county, as required by SB 244, will result in a more efficient delivery system of services and infrastructure including but not limited to sewer, water, and fire protection.

All counties must identify and describe “legacy communities” within their boundaries that are disadvantaged unincorporated communities, but not including any area within the sphere of influence of a city. A legacy community means a geographically isolated community that is inhabited with no less than 10 dwellings adjacent or in close proximity to one another and that has existed for at least 50 years. For each legacy community, an analysis of water, wastewater, stormwater drainage, and structural fire protection needs or deficiencies must be provided in the general plan. Funding mechanisms that could make the extension of services and facilities to identified communities financially feasible must also be analyzed.

Tuolumne County parcel data, 2010 Census Block Groups income data and 2010 Census Designated Places and Census Blocks population data were used to identify disadvantaged unincorporated communities. Topographic maps were gathered to identify areas that had at least 10 dwellings adjacent or in close proximity to one another (parcels that are less than two acres in size) and that have existed for at least 50 years. These areas were mapped and were overlaid with median household income less than 80 percent of the median household income of the state with at least 10 inhabited dwellings (2010 Census data). Any Census Block Group with a median income of less than \$49,306 was included in the analysis.

Using these protocols it was determined that there are 16 disadvantaged unincorporated legacy communities in Tuolumne County as depicted in the below maps. These communities, and an analysis of public water, sewer, stormwater drainage and structural fire protection, are as follows:

**Table 1.A.1**

| <b><u>COMMUNITY</u></b> | <b><u>PUBLIC WATER<br/>AVAILABLE</u></b> | <b><u>PUBLIC SEWER<br/>AVAILABLE</u></b> | <b><u>STORMWATER<br/>DRAINAGE</u></b> | <b><u>FIRE<br/>PROTECTION</u></b> |
|-------------------------|--|--|---------------------------------------|-----------------------------------|
| Apple Colony            | Yes                                      | Yes                                      | No                                    | Yes                               |
| Big Oak Flat            | Yes                                      | Yes                                      | No                                    | Yes                               |
| Browns Flat             | Yes                                      | Yes                                      | No                                    | Yes                               |
| Chinese Camp            | No                                       | No                                       | No                                    | Yes                               |
| Columbia                | Yes                                      | Yes                                      | Yes                                   | Yes                               |
| Groveland               | Yes                                      | Yes                                      | No                                    | Yes                               |
| Jamestown               | Yes                                      | Yes                                      | Yes                                   | Yes                               |
| Long Barn               | Yes                                      | No                                       | No                                    | Yes                               |
| Peter Pan               | Yes                                      | No                                       | No                                    | Yes                               |
| Shaws Flat              | Nearby                                   | Nearby                                   | No                                    | Yes                               |
| Soulsbyville            | Yes                                      | Nearby                                   | No                                    | Yes                               |
| Strawberry              | Yes                                      | No                                       | No                                    | Yes                               |
| Stent                   | No                                       | No                                       | No                                    | Yes                               |
| Sunshine Camp           | Yes                                      | Yes                                      | No                                    | Yes                               |



|             |     |     |     |     |
|-------------|-----|-----|-----|-----|
| Tuolumne    | Yes | Yes | Yes | Yes |
| Twain Harte | Yes | Yes | Yes | Yes |

### **Community Descriptions**

**Apple Colony** – is a small residential community located to the south of the community of Tuolumne along Apple Colony Road within the southern half of Section 8, Township 1 North, Range 16 East, Mount Diablo Baseline and Meridian.

**Big Oak Flat** – is a community in the southern part of the County located along Highway 120 within Section 30, Township 1 South, Range 16 East, Mount Diablo Baseline and Meridian. First called Savage Diggins after the man who discovered gold there in 1848, the town was renamed Big Oak Flat about 1850 to commemorate the giant oak tree that stood in the center of town. The oak, which was about 13 feet in diameter, was undermined in 1869 and burned in 1890, only pieces remained in 1949. Rich placer and lode mines are reported to have yielded \$28,000,000 during the town's heyday. Big Oak Flat is listed as No. 406 on the California Historical Landmark register.

**Browns Flat** – is a very small mining community off Highway 49, located adjacent to the northern boundary of the City of Sonora and south of Columbia. It is located in a portion of the northern half of Section 25, Township 2 North, Range 14 East, Mount Diablo Baseline and Meridian.

**Chinese Camp** – is located along Highway 49 and 120 where Red Hills Road and Montezuma Road intersect. Reportedly founded in 1849 by a group of Englishmen who employed Chinese persons as miners, Chinese Camp was headquarters for stagelines in the early 1850s and for several California Chinese mining companies. Much surface gold was found on hills and flats. The first Chinese tong war in the state was fought near Chinese Camp between the Sam Yap and Yan Woo Tongs. The stone and brick post office, built in 1854, is still in use. Chinese Camp is listed as No. 423 on the California Historical Landmark register. The community of Chinese Camp consists of several roads that branch off from Red Hills Road and Highway 49 and 120. It is located where Sections 3, 4, 9 and 10, Township 1 South, Range 14 East, Mount Diablo Baseline and Meridian converge.

**Columbia** – extends along Parrotts Ferry Road with commercial establishments located along Parrotts Ferry Road or within the Columbia State Historic Park. Columbia, the 'Gem of the Southern Mines,' became a town of 4,000 to 5,000 in the 1850s, following the discovery of gold there by the Hildreth party on March 27, 1850. Columbia State Historic Park was created in 1945 to preserve its historic buildings and sites. Columbia is listed as No. 123 on the California Historical Landmark register and is located within Sections 11 and 14, Township 2 North, Range 14 East, Mount Diablo Baseline and Meridian.

**Groveland** – is located to the northeast of Big Oak Flat and is also located along Highway 120 with commercial uses at its core and residential uses radiating outwards. Formerly called 'First Garrote' because of the hanging of a Mexican person for stealing a horse, Groveland was built in 1849. Gold was discovered there in 1849, and thousands of dollars in placer gold were taken from mines on Garrote Creek, Big Creek, and other diggings. Groveland is listed as No. 446 on the California Historical Landmark register. Groveland is within the eastern half of Section 20 and Section 21, Township 1 South, Range 16 East, Mount Diablo Baseline and Meridian.

**Jamestown** – is one of the largest defined communities within the County whose history began with the Gold Rush. James Woods first discovered gold in Tuolumne County west of the current community, on Woods Creek, shortly before the town was founded by Colonel George James on August 8, 1848. Large quantities of gold were recovered from the stream. The town became known as the gateway to the Mother Lode and the southern mines. Jamestown is listed as No. 431 on the California Historical Landmark register. Commercial development exists along Main Street and Highway 49 and 108 with residential uses radiating to the southeast. Jamestown is mostly within Section 10, Township 1 North, Range 14 East, Mount Diablo Baseline and Meridian.

**Long Barn** – is located along Long Barn Road just south and parallel to Highway 108. Long Barn was a wagon stop along the Sonora Pass Highway during the 1800s Gold Rush era. Pioneers traveling west would stop at "The Long Barn" where they could refresh supplies and rest. Long Barn is located within the southern half of Section 20, Township 3 North, Range 17 East and the northern half of Section 29, Township 3 North, Range 17 East, Mount Diablo Baseline and Meridian.

**Peter Pam** – is mostly a residential neighborhood with a few parcels zoned Neighborhood Commercial. The high Sierra community of Peter Pam is located within Section 2, Township 3, North, Range 17 East, Mount Diablo Baseline and Meridian.

**Shaws Flat** – is located along Shaws Flat Road, Mount Brow Road and a portion of Jamestown Road. Mandeville Shaw planted an orchard on the eastern slope of Table Mountain in November 1849. When Tarleton Caldwell settled, he planted black walnut trees, known as Caldwell's Gardens. The Mississippi House, built in the 1850s, served as a store, bar and post office. Gold was discovered within a few months of Shaw's arrival. By early 1850, thousands of miners swarmed the area and named the mining camp Shaws Flat. Of the many mining camps that dotted the landscape near Columbia, Shaws Flat become one of the most important. Shaws Flat is listed as No. 395 on the California Historical Landmark register and is located within the southern half of Sections 22 and 23 and the northern half of Section 26, Township 2 North, Range 14 East, Mount Diablo Baseline and Meridian.

**Soulsbyville** – is located along Soulsbyville Road south of Highway 108. Soulsbyville is the site of the famous Soulsby Mine, established by Benjamin Soulsby. Soulsbyville is the first community in Tuolumne County to be founded, in 1855, entirely upon the operation of a lode mine. First to work the mine were hard rock miners from Cornwall, England. Soulsbyville is listed as No. 420 on the California Historical Landmark register and is located within the western half and southeastern portion of Section 31, Township 2 North, Range 16 East, Mount Diablo Baseline and Meridian.

**Stent** – is a residential community located along Stent Cutoff Road about a mile south of the community of Jamestown. Stent consists of a few roads and is located where Sections 22, 23, 26 and 27, Township 1 North, Range 14 East, Mount Diablo Baseline and Meridian, converge.

**Sunshine Camp** – is located to the south of Highway 108 and west of Soulsbyville. The community of Sunshine Camp consists of property designated for industrial, commercial and residential uses. To the south of Sunshine Camp are the Draper Mine and Black Oak Mine. It is located within portions of Sections 35 and 36, Township 2 North, Range 15, East, Mount Diablo Baseline and Meridian.

**Tuolumne** – The Central Sierra Me-Wuk are believed to have first entered the Tuolumne area 500-800 years ago (Moratto, 1984). Tuolumne was later settled by Franklin and Elizabeth Summers who arrived in 1854 to what was then known as Eagle Ranch along Turnback Creek. After Franklin Summers' death in a gunfight, miners championed the name Summersville for the community. William H. Crocker, his cousin Henry Crocker, Charles F. Gardner, William Newell and Thomas S. Bullock are credited with the formation of the West Side Flume and Lumber Company that developed the company-town of Carter south of the Summersville townsite in 1899. By the time the Tuolumne post office was christened in 1909, the community name of Tuolumne was firmly established. Tuolumne is bounded by Yosemite Road and Maple Avenue to the south, Cherry Valley Boulevard to the west, primarily Cedar Road to the east and Tuolumne Road North to the north. Tuolumne is located within the southern half of Section 5 and Section 8, Township 1 North, Range 16 East, Mount Diablo Baseline and Meridian.

**Twain Harte** – is located north of Highway 108 within portions of Sections 8, 9, 16 and 17, Township 2 North, Range 16 East, Mount Diablo Baseline and Meridian. During the Gold Rush, Twain Harte was the site of flume-and-ditch building to supply water needed to wash the dirt and gravel to yield gold. At the turn of the twentieth century, the Sugar Pine Railway was built through Twain Harte. This railway carried logs from the high country to the sawmill in Standard. In the 1920s and 30s, the Twain Harte area was developed as a resort and what is believed to be the first private housing subdivision in the Sierra. It was named Twain Harte Lodge in the 1920s after the famous authors Mark Twain and Bret Harte, who had lived in the general area. The first version of the well-known Twain Harte "Arch" was built in 1933. The

golf course was built in the 1930s. Over the years, Twain Harte has developed into a community with several thousand permanent residents.

### **Public Water Availability**

Public water is available for a majority of the Disadvantaged Legacy Communities as identified in Table 1.A.1. The three communities that do not currently have public water are Chinese Camp, Shaws Flat and Stent. These communities are served by private wells and no significant well issues have occurred in these communities.

Shaws Flat currently is not served by public water, however, public water extends along Saratoga Road to Highway 49 near the east boundary of Shaws Flat. Therefore, public water could be extended to Shaws Flat.

Chinese Camp and Stent do not have any public water within their vicinities and would require major extensions to these communities or separate individual community systems to serve these areas.

### **Public Sewer Availability**

Public sewer is available for half of the Disadvantaged Legacy Communities as identified in Table 1.A.1. The seven communities that are not served by public sewer are Chinese Camp, Long Barn, Peter Pam, Shaws Flat, Soulsbyville, Strawberry and Stent; however, these communities are served by septic systems and no significant septic problems have occurred in these communities.

Shaws Flat currently is not served by public sewer, however, public sewer extends up to Saratoga Road near the east boundary of Shaws Flat. Therefore, public sewer could be extended to Shaws Flat.

The community of Soulsbyville is served by public water but is currently not served by public sewer. Public Sewer service is available to the north of Soulsbyville in the Willow Springs Subdivision.

The communities of Chinese Camp, Long Barn, Peter Pam, Strawberry and Stent do not have any public sewer service in proximity to them. To provide public sewer to these communities would require major extensions or separate individual community systems to serve these areas.

### **Stormwater Drainage**

The Municipal Storm Water Permitting Program regulates storm water discharges from municipal separate storm sewer systems (MS4s). Storm water is runoff from rain or snow melt that runs off surfaces such as rooftops, paved streets, highways or parking lots, and can carry with it pollutants, such as oil, pesticides, herbicides, sediment, trash, bacteria and metals. The runoff can then drain directly into a local stream, lake or bay. Often, the runoff drains into storm drains which eventually drain untreated into a local waterbody. Additionally, municipal or urban areas commonly include large impervious surfaces which contribute to an increase in runoff flow, velocity and volume. As a result, streams are hydrologically impacted through streambed and channel scouring, instream sedimentation and loss of aquatic and riparian habitat. In addition to hydrological impacts, large impervious surfaces contribute to greater pollutant loading, resulting in turbid water, nutrient enrichment, bacterial contamination, and increased temperature and trash. MS4 permits were issued in two phases.

Under Phase I, which started in 1990, the Regional Water Quality Control Boards have adopted National Pollutant Discharge Elimination System General Permit (NPDES) storm water permits for medium (serving between 100,000 and 250,000 people) and large (serving more than 250,000 people) municipalities. Most of these permits are issued to a group of co-permittees encompassing an entire metropolitan area. These permits are reissued as the permits expire. The Phase I MS4 permits require the discharger to develop and implement a Storm Water Management Plan/Program with the goal of reducing the discharge of pollutants to the maximum extent practicable (MEP). MEP is the performance standard specified in Section 402(p) of the Clean Water Act. The management programs specify what

best management practices (BMPs) will be used to address certain program areas. The program areas include: public education and outreach; illicit discharge detection and elimination; construction and post-construction; and good housekeeping for municipal operations. In general, medium and large municipalities are required to conduct monitoring.

On April 30, 2003 as part of Phase II, the State Water Resources Control Board issued a General Permit for the Discharge of Storm Water from Small MS4s (WQ Order No. 2003-0005-DWQ) to provide permit coverage for smaller municipalities (population less than 100,000), including non-traditional Small MS4s, which are facilities such as military bases, public campuses, prison and hospital complexes. The Phase II Small MS4 General Permit covers Phase II Permittees statewide. On February 5, 2013 the Phase II Small MS4 General Permit was adopted and became effective on July 1, 2013.

Tuolumne County is not classified as a Phase I or Phase II MS4. Therefore, the Municipal Storm Water Permitting Program does not apply to the County and a stormwater drainage management program is currently not required. However, Columbia, Jamestown, Tuolumne and Twain Harte do have municipal stormwater drainage facilities within their communities and the existing natural drainage systems suffice for the other communities in the County.

### **Fire Protection**

As indicated in Table 1.A.1, structural fire protection is provided to all of the disadvantaged unincorporated legacy communities in Tuolumne County by either the Tuolumne County Fire Department or Fire Protection Districts. Structural fire protection is provided to the unincorporated area of the County through a cooperative fire protection services approach. Currently, CAL FIRE provides administrative and operational services through a fire protection agreement to the County of Tuolumne, Jamestown Fire Protection District and the Groveland Community Services District. The remaining fire districts and special districts, including Tuolumne Fire District, Columbia Fire Protection District, Twain Harte Community Services District, Mi-Wuk/Sugar Pine Fire Protection District and the Strawberry Fire Protection District, all play a vital role in the fire protection services of the County. However, fire protection needs within the County are continuing to grow and change as the population base within the County changes. In order to provide adequate levels of fire suppression services modifications to the current agencies that provide such services may be needed to accommodate the growing and changing needs within the County.

### **Analysis of Potential Funding Mechanisms**

Government Code Section 65302.10(b)(3) requires an analysis of benefit assessment districts or other financing alternatives that could make the extension of services to identified communities that currently do not have public water or sewer financially feasible.

Principal funding sources for infrastructure include taxes, benefit assessments, bonds and impact fees. In addition, there are funding opportunities for both infrastructure planning and implementation available. The following are additional sources of funding for public water and sewer to be extended to communities that currently do not have the infrastructure.

*California Department of Public Health Safe Drinking Water State Revolving Fund – The California Department of Public Health provides funding through the Safe Drinking Water State Revolving Fund. The State Revolving Fund provides low interest loans to fund public water system planning and infrastructure projects. Grant funding may be available to disadvantaged communities that are unable to afford loans. Emphasis is focused on projects that solve public health and significant compliance issues.*

*State Water Resources Control Board Revolving Fund Program – The Federal Water Pollution Control Act established the Clean Water State Revolving Fund program. The Clean Water State Revolving Fund program offers low interest financing agreements for water quality projects. Annually, the program disburses between \$200 and \$300 million to eligible projects.*

State Water Resources Control Board Small Community Wastewater Grant Program – The Small Community Wastewater Grant Program provides grants for the planning, design, and construction of publicly-owned wastewater treatment and collection facilities to small communities (i.e., with a population of 20,000 persons, or less) with financial hardship (i.e., annual median household income is 80 percent of the Statewide median household income, or less).

Department of Water Resources Integrated Regional Water Management (IRWM) Grant Program - Integrated Regional Water Management (IRWM) is a collaborative effort to manage all aspects of water resources in a region. IRWM crosses jurisdictional, watershed, and political boundaries; involves multiple agencies, stakeholders, individuals, and groups; and attempts to address the issues and differing perspectives of all the entities involved through mutually beneficial solutions.

United States Department of Agricultural Rural Development Grants and Loans – Grants and loans are available through the USDA for predevelopment planning, water and wastewater, and emergency water assistance.



Figure 1.A.1

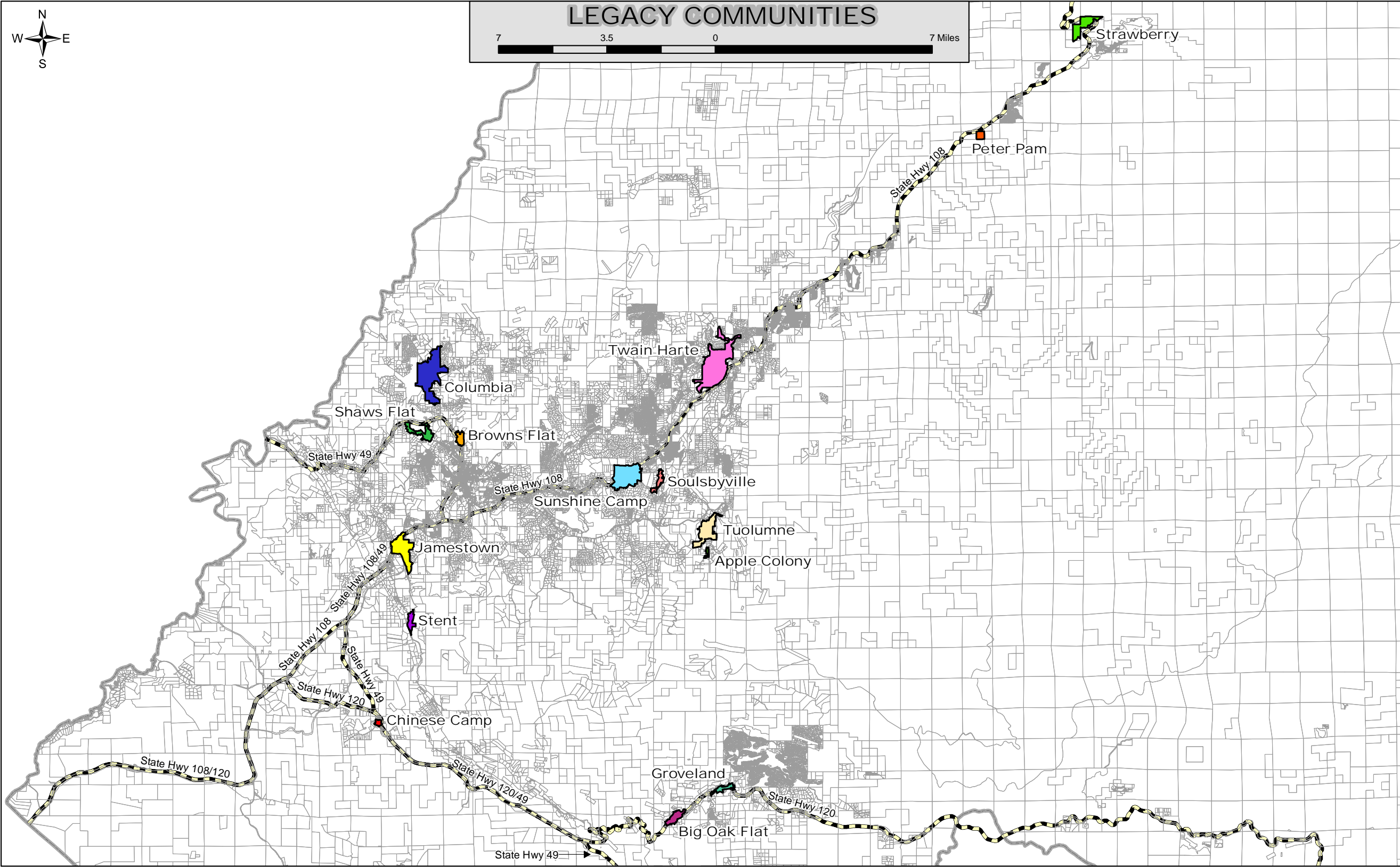


Figure 1.A.2

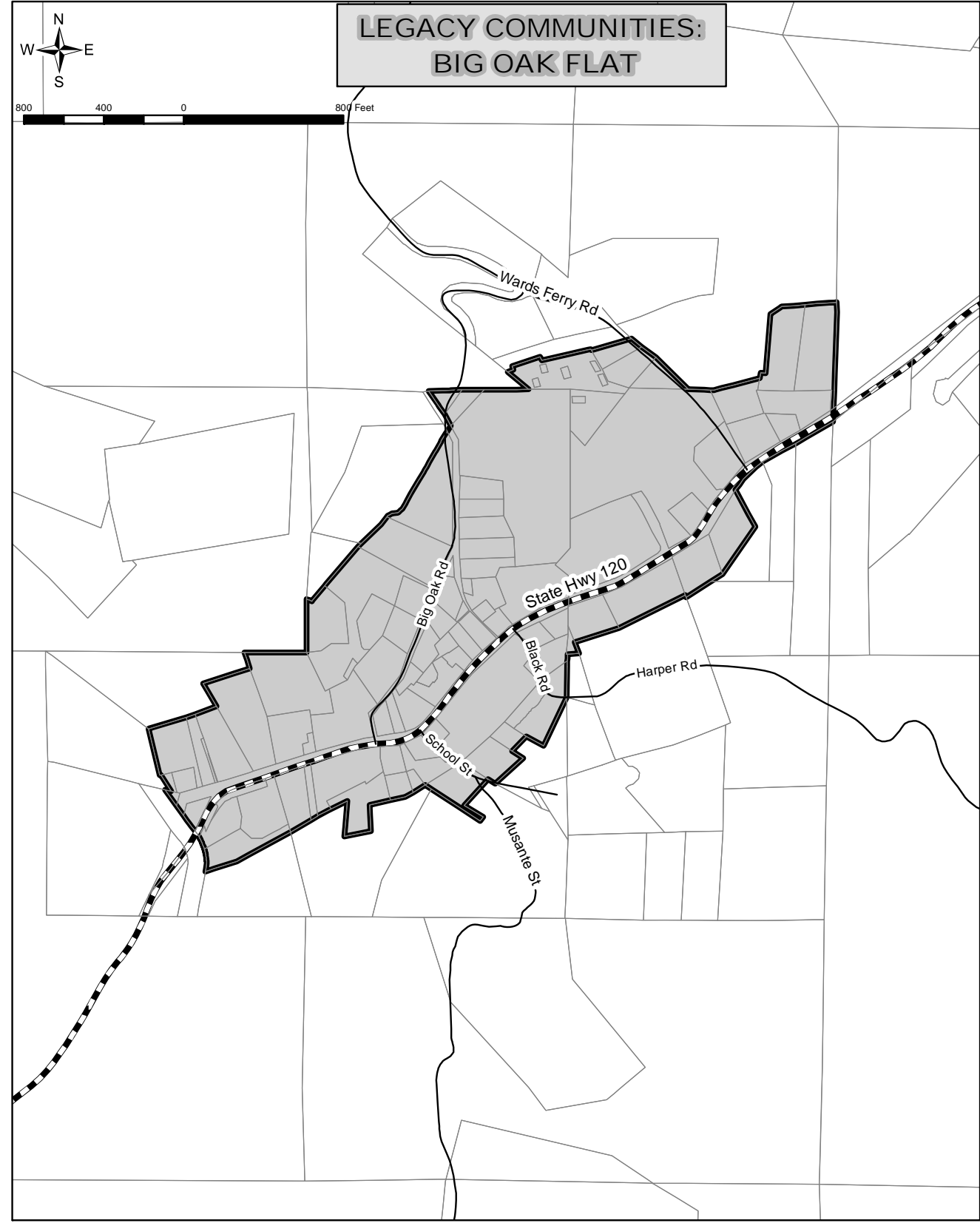


Figure 1.A.3

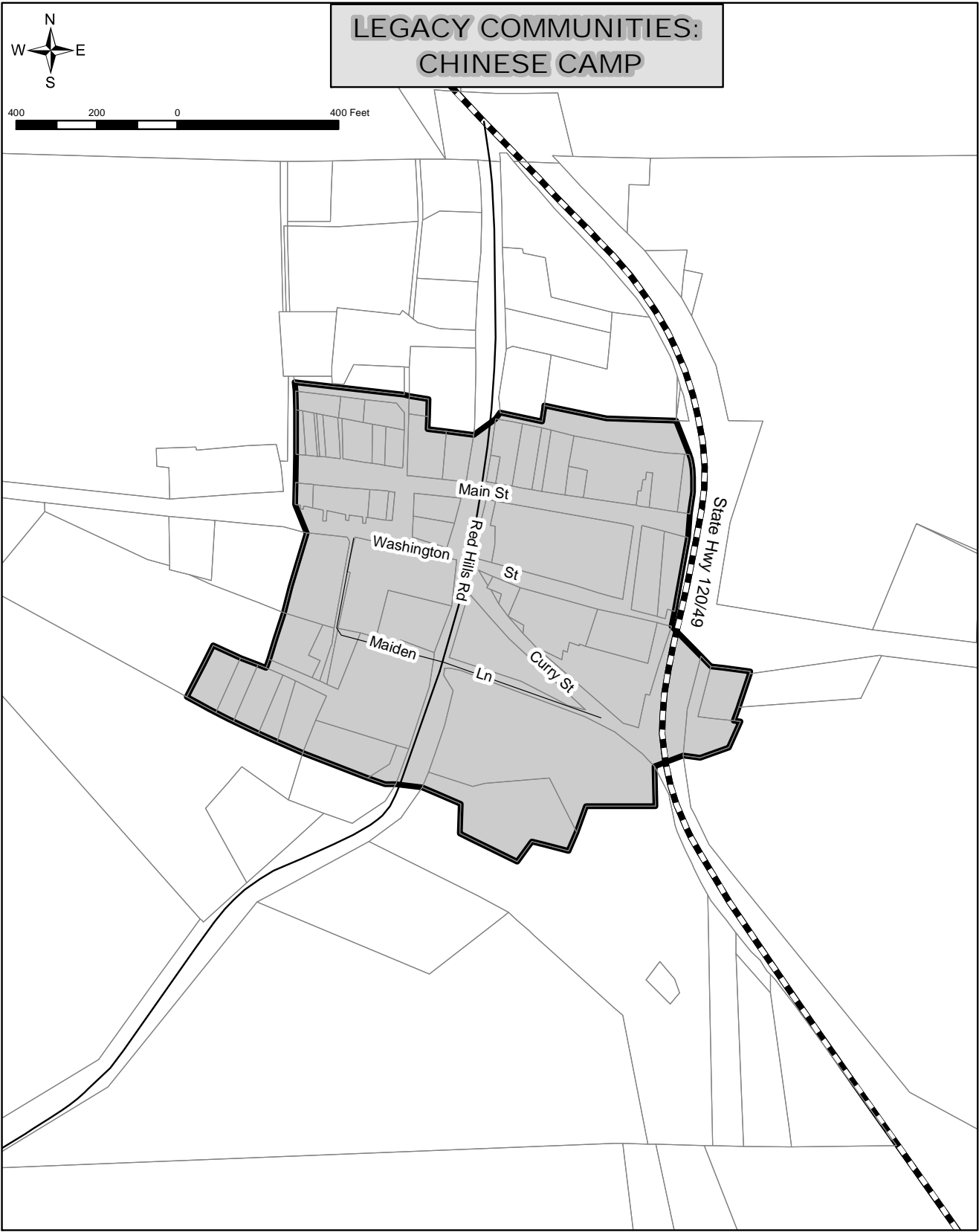




Figure 1.A.4

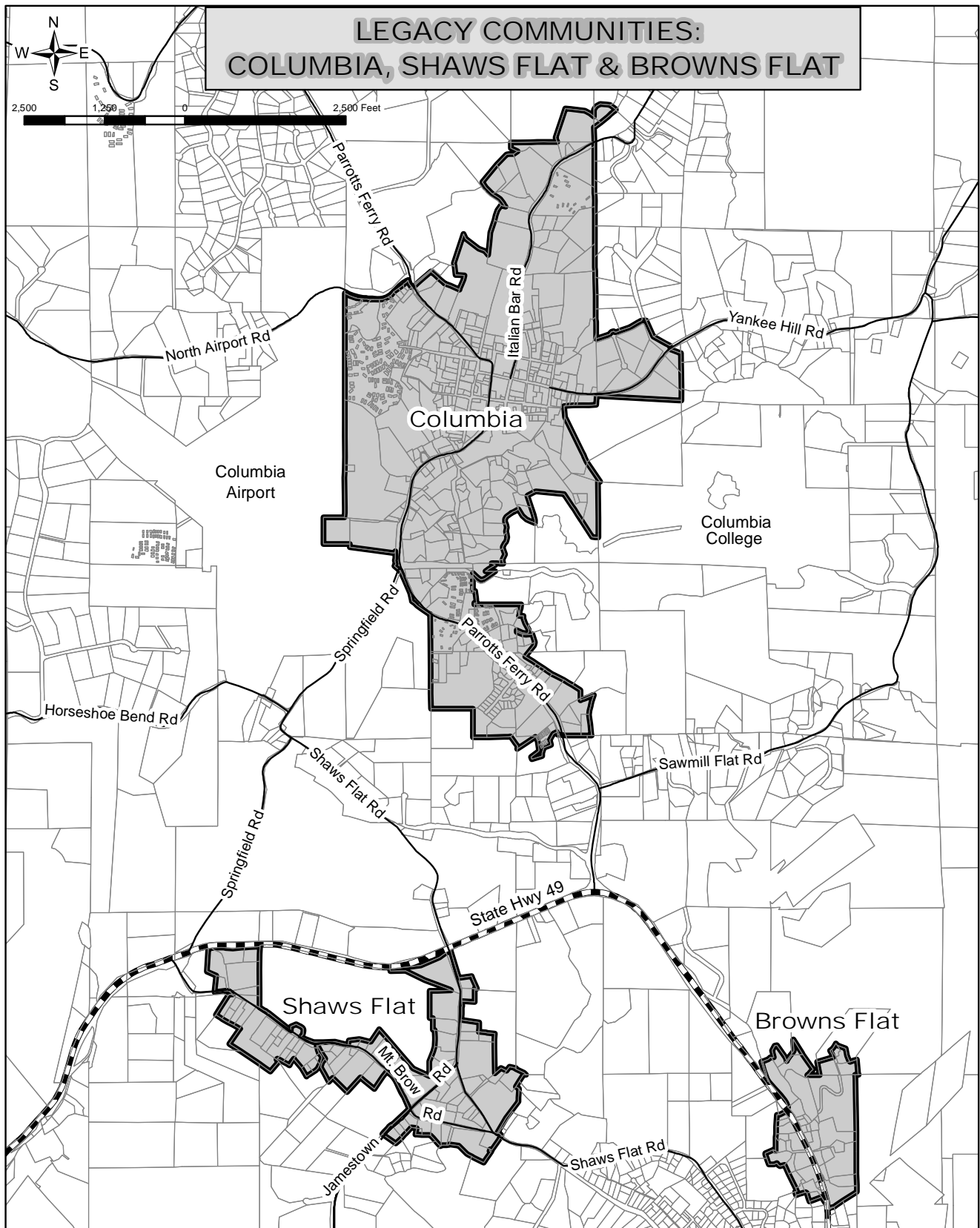


Figure 1.A.5



Figure 1.A.6

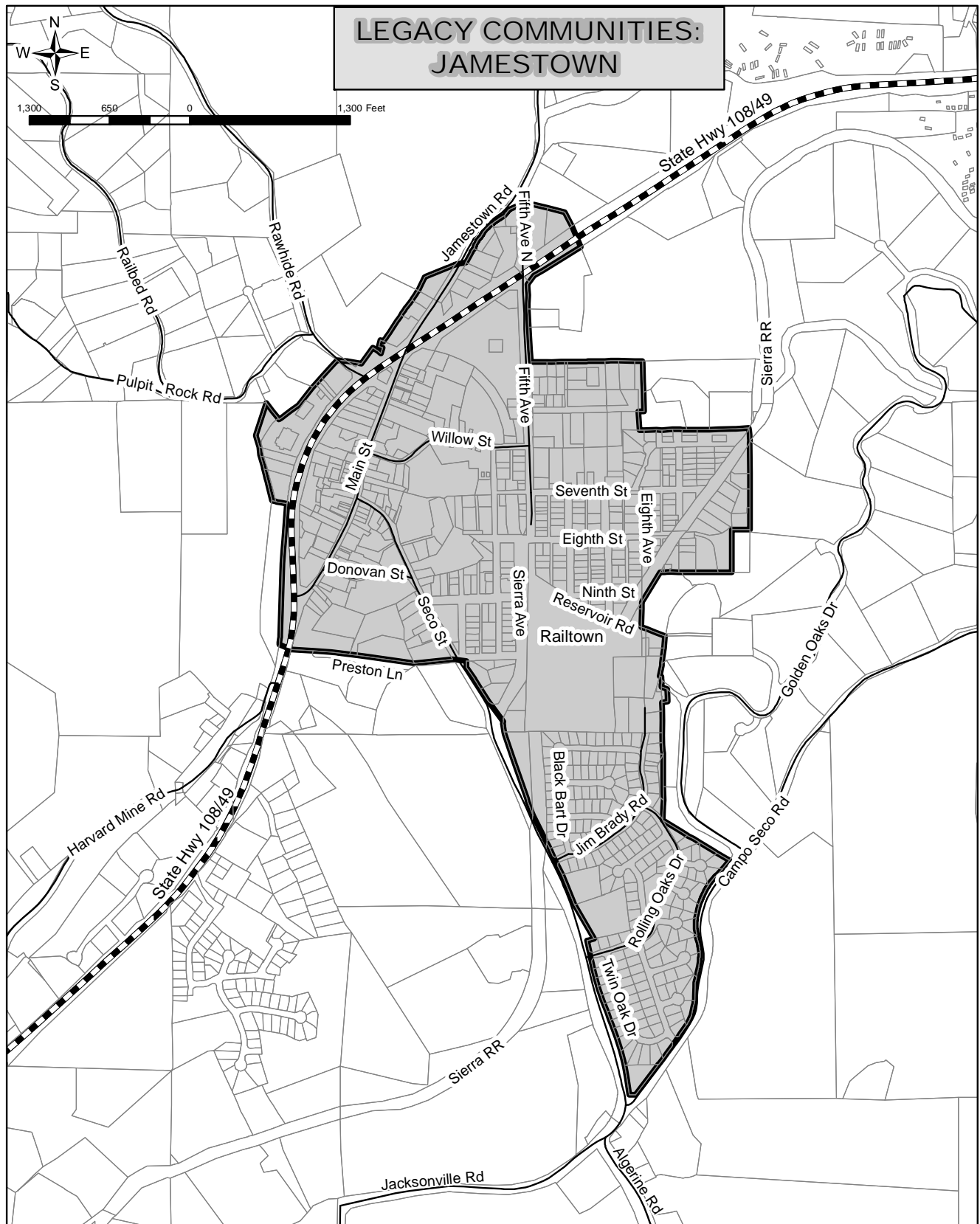


Figure 1.A.7



Figure 1.A.8

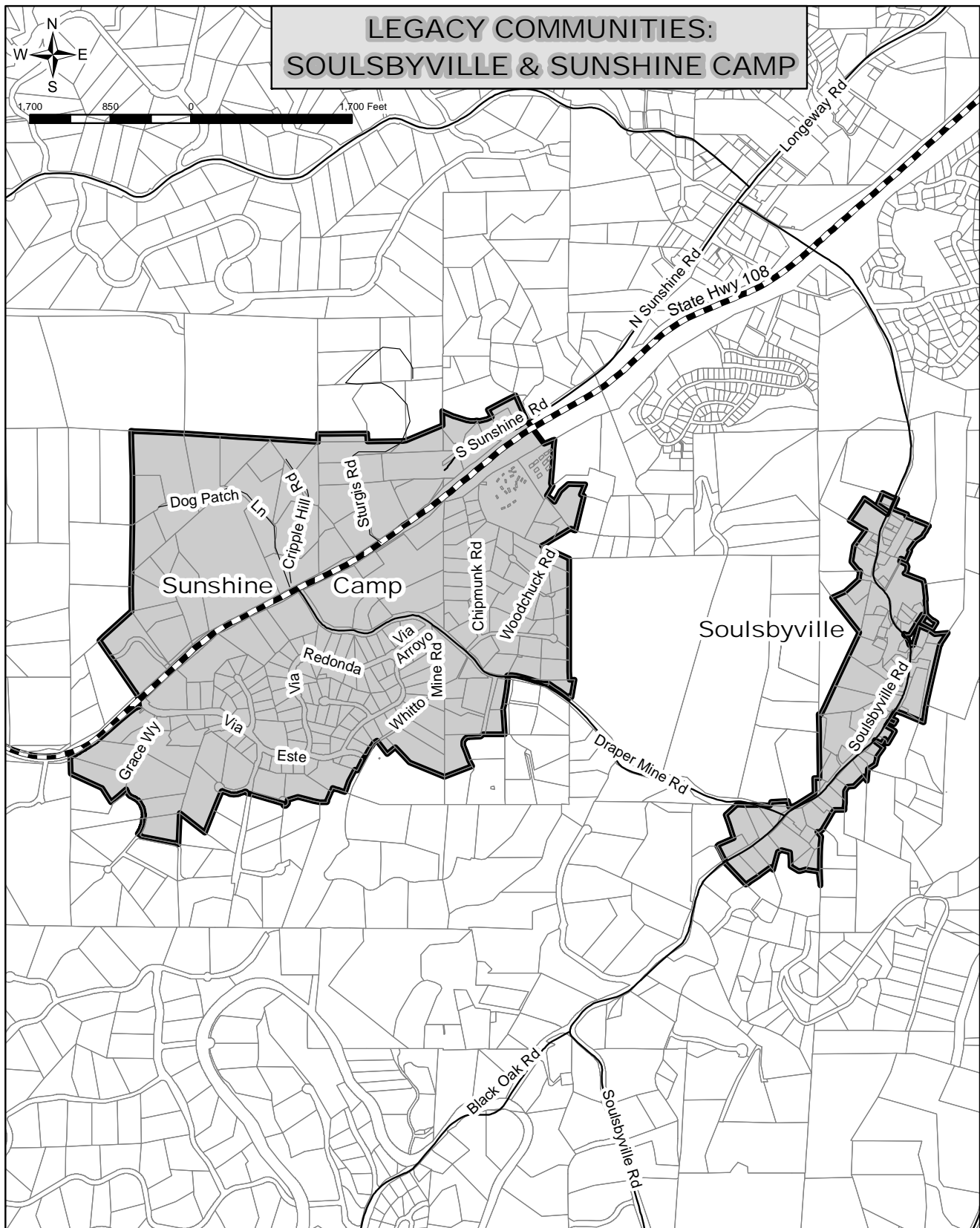


Figure 1.A.9





Figure 1.A.10

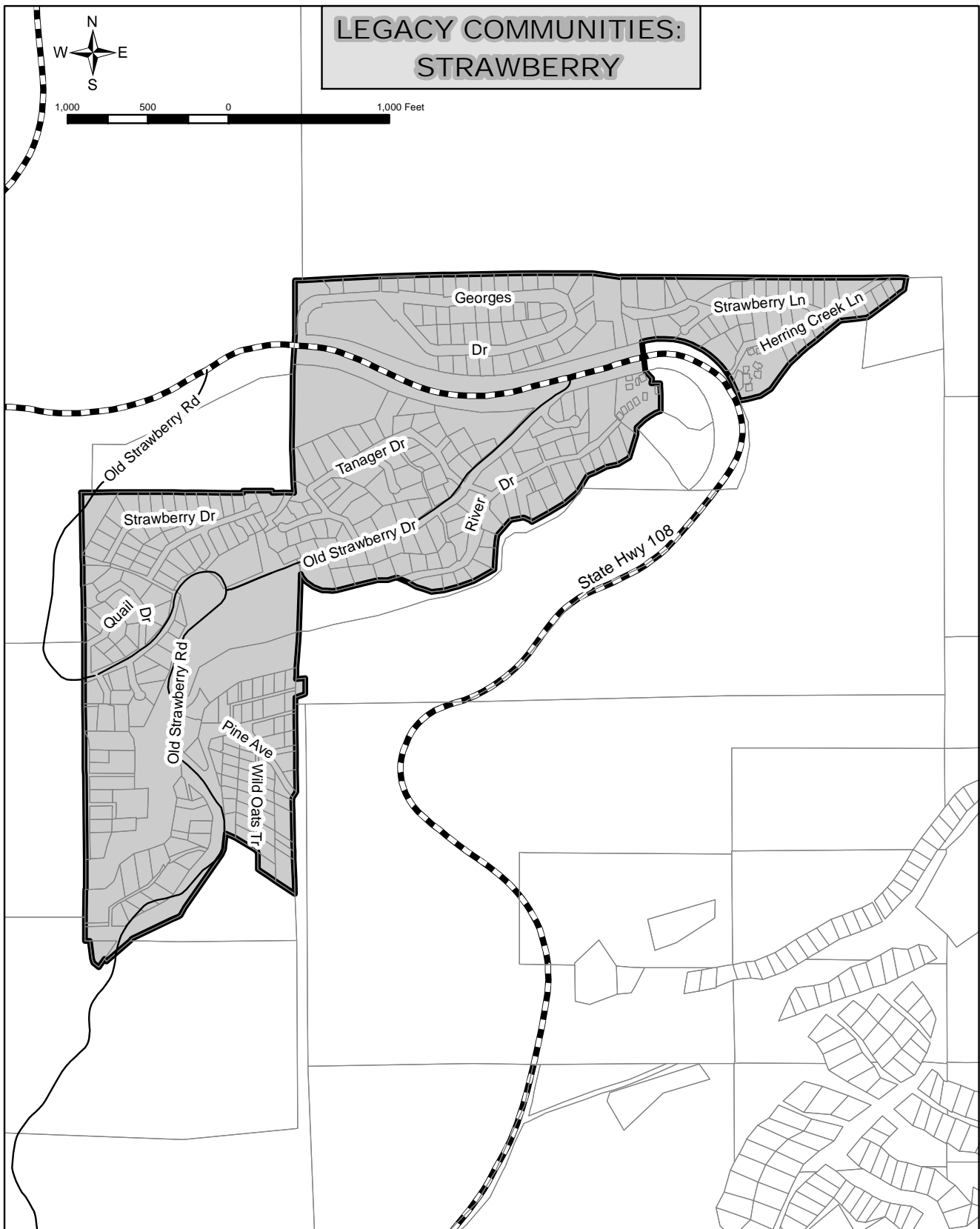


Figure 1.A.11

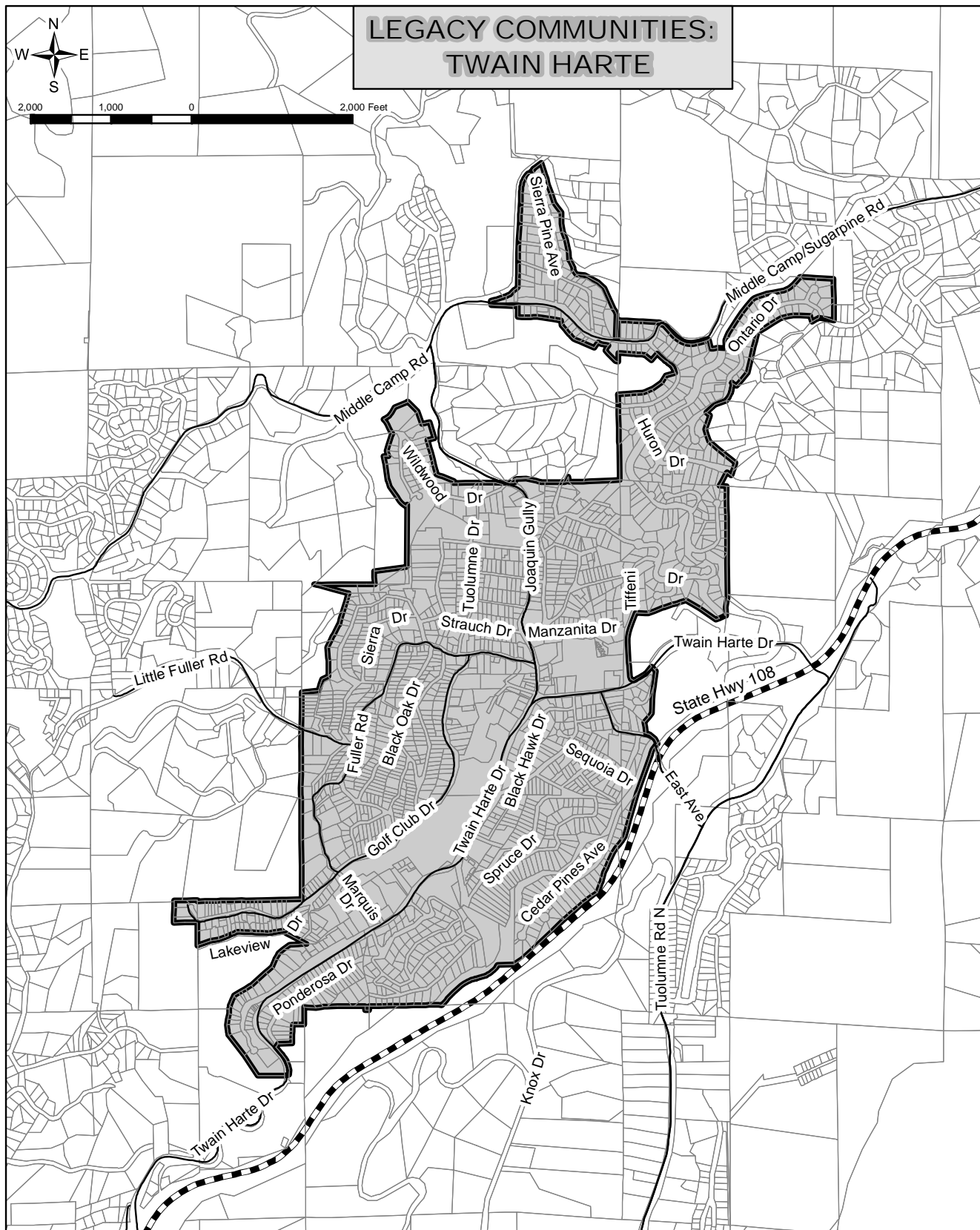
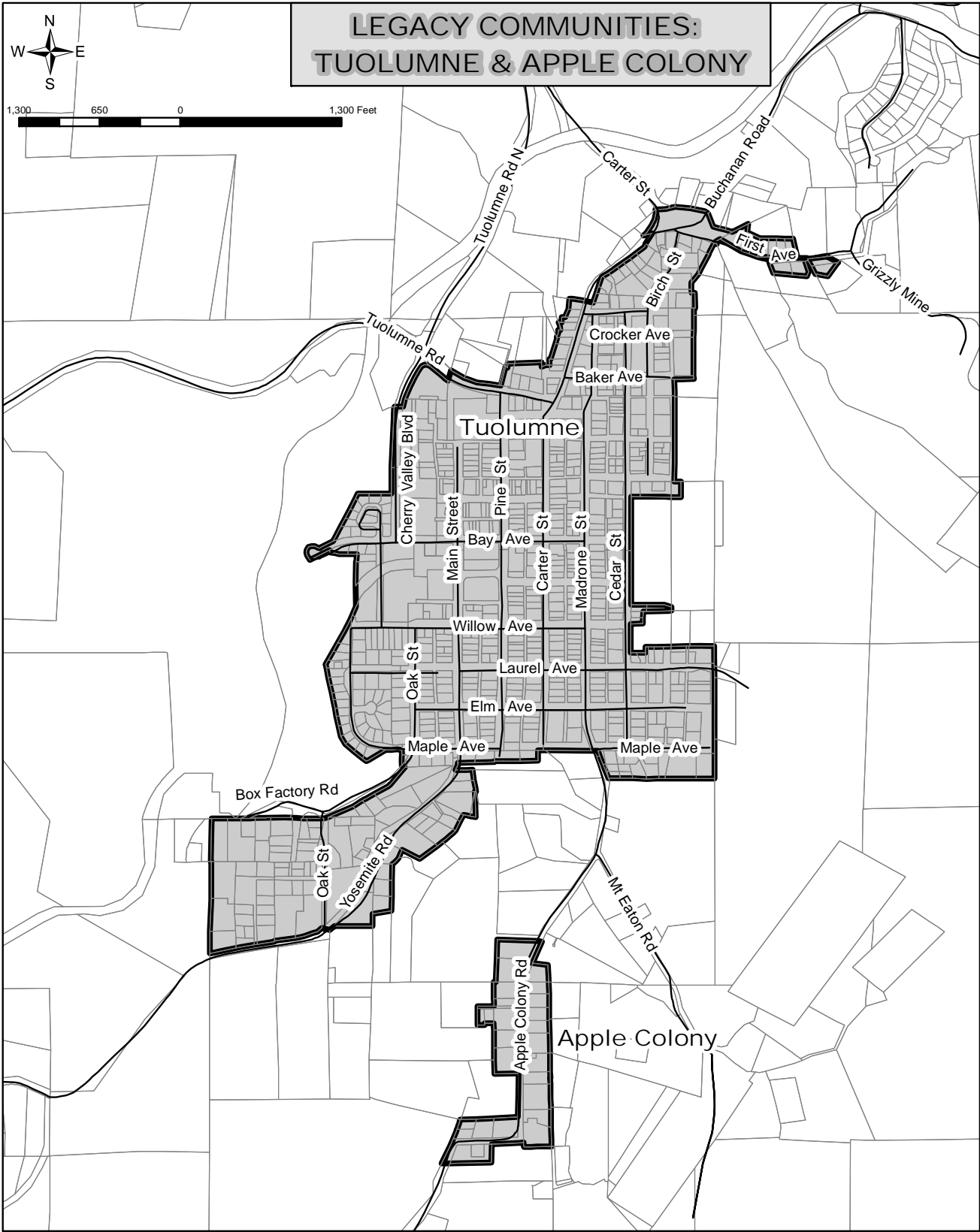




Figure 1.A.12



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